

REQUEST FOR PROPOSALS

**Reuse Planning for
Fort Lawton Army Reserve Center**



Tonkin Hoyne
Architecture & Urban Design

Tonkin Hoyne

ARCHITECTURE & URBAN PLANNING

March 8, 2008

Dave Barber
City Of Seattle
Fleets & Facilities Department
700 Fifth Avenue, Suite 5200
Seattle, WA 98124

Re: Statement of Qualifications for **Reuse Planning for Fort Lawton Army Reserve Center**

It is our pleasure to submit our response for the Planning for the Fort Lawton Army Reserve Center. We are familiar with this exciting site and would love to have the opportunity to assist you in the creation of the new vision for it. We feel with its proximity to the Magnolia Neighborhood, Discovery Park and with some potentially great views of the city to the north, it has all of the assets necessary to be transformed into a fabulous new development.

As you read our submittal we hope you see our enthusiastic desire to be your Design Team for the urban planning. Our experience with affordable and sustainable housing design, with the workshop/charrette design processes and with master planning at Rainier Vista, Roxbury Village, Greenbridge and Westpark (Bremerton), makes us the best choice to be your planner for this redevelopment.

We have assembled a collaborative team of the most talented and experienced architectural and engineering firms and other key consultants. SMR Architects is joining our design team as a key consultant. All of the key Design Team members have worked successfully together before on the past projects including the BRAC submittal for United Indians of All Tribes in 2007. TH and/or SMR have also worked with or are working with the other proposed development team members, Seattle Housing Authority, Catholic Community Service, YWCA and Habitat for Humanity.

TH is currently the architectural consultant for the Friends of Discovery Park's efforts to purchase and restore the 26 Historic Navy Officers Quarters. We also participated in as an architectural consultant in past City Reuse Planning for Discovery Park.

TH will serve as the primary contractor and lead the design team throughout the redevelopment planning process. PPR, our community relations consultant, will help organize and participate in the Workshops and Charrettes. SMR will assist TH with the urban design, site evaluation and existing building condition assessment. TH's and SMR's experience with Sustainable and Green Design also supports our commitment to integrating these practices with great and affordable architecture.

The TH team member's current work load and available staff allow us to start the planning process immediately. The multi-professional collaborative team approach combined with our experience with past planning for the Army Reserve Center and Discovery Park makes us your best choice for this planning study.

Sincerely



Les Tonkin

Relevant Work Experience

Tonkin Hoyne

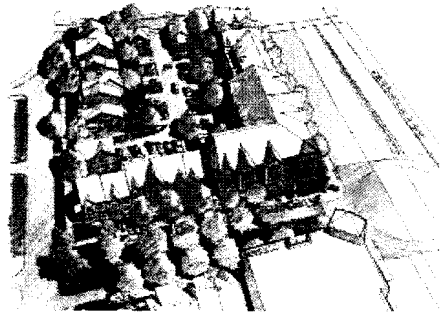
Architecture & Urban Design

Tonkin Hoyne Work Experience

Since 1975 Tonkin Hoyne has been providing urban design and architectural services, primarily specializing in the design of affordable housing. As architects specializing in low income and special needs housing design, our practice constantly deals with livability, sustainability and affordability issues.

Our firm has extensive experience in leading planning and design teams in site investigations, urban design, public process and the preparation of final design documents for public housing developments. Our over 30 year experience also includes the design of over 5000 units of single and multi-family, new and renovated housing for public agencies, non-profits, private developers and single-family home owners.

As the lead architectural firm for the recent master planning for the Rainier Vista Redevelopment and Hope VI Application, we performed extensive building and site condition surveys, feasibility studies for renovation and new housing schemes, assisted the housing authority staff with resident and community workshops and presentations, and provided programming assistance for community and social service agencies to be located at Rainier Vista. The resulting Rainier Vista Master Plan provides a vision that is a creative and innovative response to complex issues involving the need for:



- Preservation of the character and spirit of the existing Rainier Vista community
- Providing sensitive design that is compatible with the adjacent neighborhoods
- Increasing housing density and providing new and existing commercial/ retail uses
- Providing housing for a variety of people including large families and the elderly
- Providing housing for all income levels, including For Sale homes for low-income families as well as market rate for sale units.
- Planning for the new Light Rail System and Station
- Providing Community/Recreation and Resident Services Facilities

Rainier Vista represented a new approach to local Hope VI redevelopment, with over half the site's lots being sold for private development. This was a new and very different approach from New Holly and Roxbury Village Hope VI projects.

The huge success of the For Sale portion of Rainier Vista Phase I speaks for itself. Tonkin and Moedritzer worked closely with SHA staff to develop new, innovative strategies for the integration of private development into public housing sites. This has been a successful formula used again by other planners at the High Point and Greenbridge HOPE VI sites.

For the past several years we have worked on the Greenbridge and Rainier Vista redevelopment planning, final design and construction supervision. We have listened to staff, residents and the community and helped to create vibrant and new architectural "*Visions*" for each of these economically diverse and culturally rich communities. These visions for the new housing, retail, social service spaces, play and recreation areas and facilities have been seamlessly knitted

together within the developments and within their surrounding neighborhoods. We would like to assist the City of Seattle in the creation of a totally new and exciting *Vision* for the reuse of the Fort Lawton Army Reserve Center.

The firm also specializes in the analysis and renovation of historic buildings in the Pacific Northwest. The firm has developed a regional reputation due to its ability to coordinate a multi-disciplinary approach from early evaluation, imaginative concept planning and feasibility analysis through design management and construction. The successful completion of several historic renovation



projects has created revitalized homes for a diverse group of clients. Our experience has included the preparation of historic structure's reports, maintenance guidelines, facility condition assessments, and repair and reconstruction of historic buildings, with extensive experience in the following categories:

- Developing plans, specifications and cost estimates for the restoration of historic structures
- Preparation of Adaptive Reuse Feasibility Studies for Historic Properties
- Field investigation, technical analysis and historical architectural research of historic structures
- Preparation of Historic Structures Reports
- Historic Building Surveys
- Familiarity with "Guidelines for Local (Historic) Surveys", National Register criteria
- Preparation of nominations to National Register of Historic Places
- Familiarity with Secretary of the Interior Standards for Rehabilitation

The TH design team for the Army Reserve Reuse Plan will be led by Les Tonkin as Principal-In-Charge, who has led the successful planning and design teams for Rainier Vista and Roxbury Village. Les was team leader for the Master Planning of the Greenbridge Community Facilities, (CV Block), site which includes the new Plaza, renovating the and Boys and Girls Club, two new housing buildings and the King County proposed library, (Final design by team partner SMR Architects).

Les Tonkin led the Site Inspection Teams for the Holly Park, Rainier Vista, Roxbury Village and High Point HOPE VI applications, and developed the successful strategy and wrote the sections for the documentation and determination of "severely distressed public housing", in each application. The Greenbridge HOPE VI application followed closely the same approach.

Mike Moedritzer will serve as Project Manager and Chief Designer. Mike, a very talented architect and urban designer, was also in large part responsible for the successful Master Planning of Rainier Vista, Roxbury Village and was a key designer as part of the Greenbridge CV Block development team.

Housing Development Work

Fort Lawton Army Reserve Center Conceptual Reuse Plan

In 2007, Tonkin Hoyne working with SMR Architects, assisted the United Indians of All Tribes Foundation with preparation of a conceptual reuse plan for Fort Lawton for the Army Reserve Center. The Archdiocesan Housing Authority and the Low Income Housing Institute were also part that team. The development plan included 250 to 300 units of low income Vets, seniors and family housing in new buildings and renovated existing structures. One feature provide for the restoration of Heron Habitat which also served as the required buffer for the development. The plan also included approximately 100 market rate apartments that take advantage of the dynamic views overlooking the Ballard Locks channel and Shilshole Bay.

(TH and SMR understand that this plan does not necessarily reflect the goals and desires of the newly selected developers, but the plan does serve as an interesting first step in understanding the scale and potential uses of the site.)

Rainier Vista HOPE VI Redevelopment

TH performed extensive building and site condition surveys, feasibility studies for renovation and new housing schemes, assisted the Seattle Housing Authority (SHA) staff with resident and community workshops and presentations, and provided programming assistance for resident, community and social service agencies. The Rainier Vista Master Plan provides for redevelopment of the 65-acre site including roads and infrastructure and replacement of the existing circa 1941 housing with 1050 new housing units, including 350 low-income family units, 100 senior housing units, 200 low-income, for sale units, 300 Market rate, for sale units, 100 Market rate rentals and commercial/retail, mixed-use buildings. Master planning,



Master Use Permit, Neighborhood Design Review, entitlements, subdivision work, street vacations, site, road and utility design at Rainier Vista is complete. Phase 1 housing



was completed in 2005 and Phase 2 is currently in the design phase.

Denice Hunt Townhomes, Seattle

Tonkin Hoyne designed the 30-unit townhouse development around a spacious landscaped courtyard, which includes a children's play area, and meeting and recreation access to the development own community, meeting and recreation building. Units are all ground-related, with two to four bedrooms. The development utilizes the "Mutual Housing", self-management model. Soon after completion the project was featured by the American Institute of Architects and the Seattle Times newspaper for an open house as an example of excellent multi-family housing design.



Westwood and Longfellow Courts, Seattle

Tonkin Hoyne provided full design services for this multi-family housing re-development in Southwest Seattle, consisting of 45 new, two-story family townhouse apartments. A&E services included neighborhood design review meetings, site analysis, condition report, MUP application, SEPA checklist, and design drawings. Construction Cost: \$4,800,000. Complete: 2001.

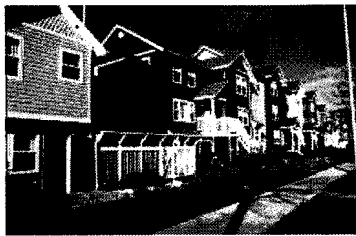


Aki Kurose Village, Seattle



Sixty-two low-income family housing units. The development provides 1, 2, 3 and 4-bedroom apartments and townhouses at a construction cost of approximately \$5 million. The design criteria called for as many ground-related units as possible in order to establish a sense of community within the complex. Another primary concern was to save many of the 100-year old Madrona trees on the site. Generous porches and street entries give a sense of individuality to each home.

Matsusaka Townhouses, Tacoma



Tonkin Hoyne provided complete architectural services for this low-income housing community. Design consists of 26 townhouses arranged around a central community building and play area. Construction Cost: \$1,925,000. Owner: Archdiocesan Housing Authority. Funding: Low Income Tax Credits, Washington State H.A.P., a Federal Home Loan Bank Grant and Conventional Financing.

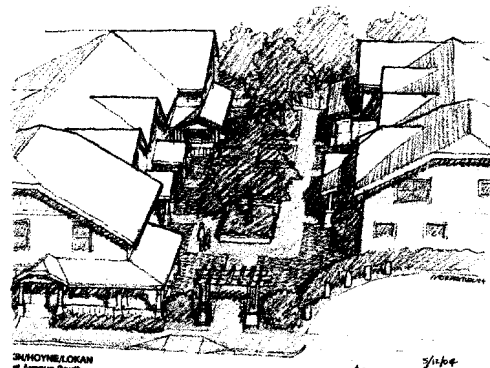
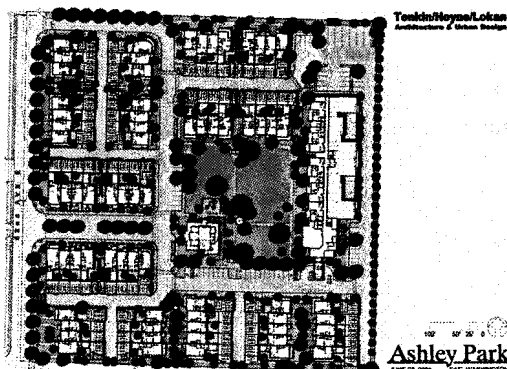
Garden Court Apartments, Seattle

The Garden Court Apartments are located at 19th Avenue East and East John Street in Seattle. The 24 apartment units include 30 one-bedroom apartments and four two-bedroom apartments. To reduce its visual scale and fit into the surrounding neighborhood, the project was designed to appear as two buildings. All ground level apartments have exterior and interior entries. Parking for 40 cars is located in the basement with ten more spaces at the rear of the site. Construction Cost: \$2,800,000. Contractor: Severson Construction. Owner: Garden Court LLC.



Ashley Park

Master Plan and final design of a ten acre planned unit development with 140 Townhouse units of affordable, market rate, for sale housing in Fife, Washington. Currently in construction phase. Owner: J. Scott Homes.



Experience Providing Similar Services to Public Agencies

Recently Tonkin Hoyne has been extensively involved with Master Planning of larger urban sites within the Puget Sound Region. These studies have led directly to very successful and accurate capital improvement and renovation programs, as well as the development of new, state-of-the art facilities. The following projects are innovative examples of our master planning experience:

Rainier Vista HOPE VI Redevelopment for the Seattle Housing Authority

Les Tonkin and Mike Moedritzer have planned one of the most innovative and cutting edge designs in the country, the New Rainier Vista Community. As the lead architectural firm Tonkin/Hoyne performed extensive building and site condition surveys, feasibility studies for renovation and new housing schemes, assisted the Seattle Housing Authority staff with resident and community workshops and presentations, and provided



programming assistance for resident, community and social service agencies to be located in Rainier Vista. The resulting Rainier Vista Master Plan provides a vision that has been well received and supported by local neighborhood groups, City Council and HUD staff.

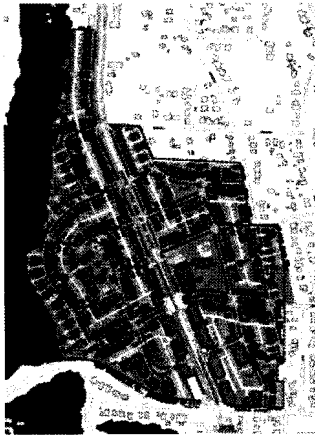
Rainier Vista embodies all of Tonkin Hoyne's design philosophy on how to combine new low income housing with affordable and market rate for sale housing. Rainier Vista represented a new approach to local Hope VI redevelopment, with over half the site's lots being sold for private development.

The success of the For Sale portion of Rainier Vista Phase I speaks for itself. Tonkin and Moedritzer worked closely with SHA staff to develop new, innovative strategies for the integration of private development into public housing sites. This has been a successful formula used again by other planners at the High Point and Greenbridge HOPE VI sites. Tonkin's idea was to let private developers build out the for sale part of the redevelopment instead of having SHA and their designers and contractors build it.

One of the key Elements in planning the mix of public housing and market rate or for sale, was to disperse the public housing on separate block, but spread carefully throughout the site. The public housing was arranged in many cases so that it faced other public housing across the street. This helped former residents to feel that they were not isolated from each other, which was a fear they expressed in early work shops.

Public housing designs at Rainier Vista have similar plans, but have a large variety of exterior styles, porches and unit types combinations, so that there is not a sense of boring repetitiveness that happens in other developments. Rainier Vista doesn't have a "Project Look". A variety COLOR schemes and exterior siding materials were used through to provide and other playful design element.

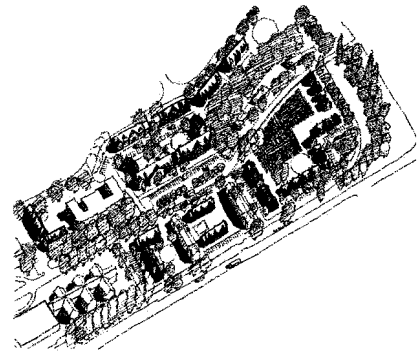
The current updated Master Plan provides the following:



- Total redevelopment of the 65-acre site including new roads and infrastructure.
- Replacement of the existing 481 units of circa 1941 housing with 1050 new housing units:
 - 350 low-income family units
 - 100 senior housing units
 - 200 low-income, for sale units
 - 300 Market rate, for sale units
 - 100 Market rate rentals
- Commercial/retail, mixed-use buildings near the new Sound Transit Station at Alaska Way South and MLK Jr. Way.
- Provisions of a new, community center and Boy's & Girls Club.
- Provisions for social and community services spaces

Sand Point Community Housing Plan

The closure Sand Point Naval Station in 1995 provided an opportunity for the creation of a diverse residential community. Tonkin Hoyne with Ron Kasprisin developed the first comprehensive plan for the housing portion of the 400-acre site. As lead on the consulting team, TH developed a plan which addressed the immediate need for 250 units of housing for low income residents and the homeless, which would respond sensitively to the concerns of the City of Seattle as well as the needs of the surrounding neighborhood. The housing was proposed to be developed in a combination of new buildings and in some of the existing, historic Navy buildings. The planning process involved on site surveys of approximately 1,000,000 SF of building space, parking, roads, utilities and open space. This survey information was used to determine cost estimates and schematic plans for the reuse of approximately 20 buildings. With this background information TH led the design process through a series of workshops with the Coalition and community members. Input from these workshops along with information gathered at interviews with City and King County agencies, arts and cultural groups, university and hospital representatives, senior and veteran groups and service providers was used to develop a Master Plan. The final plan with a construction cost of approximately \$21,000,000 proposed the renovation of approximately 420,000 SF of existing and historic buildings and 100,000 SF of new construction. The plan provided 250 units of housing along with office, recreation, counseling, childcare and employment services for the 500 residents in the low income and homeless housing programs. Since the Master Plan was adopted in 1993, the Phase I Plan, including over 100 units of housing, has been developed in the historic or older structures of the base. TH served as architect for the 50 unit renovation of Building 224 in 2000.



Currently TH has been selected as the Architect for the Phase II new housing portion of the development. We are now completing the Phase II, Stage 1 and 2 schematic designs for the 106 new units on two sites, B and C. Stage 1 will include 52 units of housing for homeless residents to be constructed in 2009.

Greenbridge Community Facilities and Jim Wiley Center Renovation, KCHA

Tonkin Hoyne provided master planning services for the King County Housing Authority community facility buildings located at Greenbridge (Park Lake Homes) in White Center. A

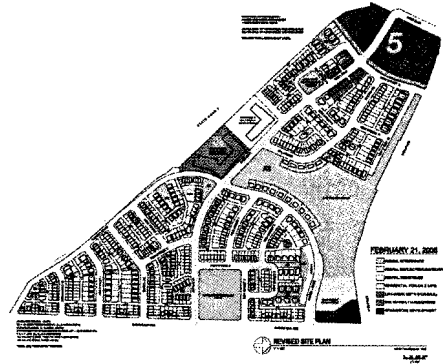


facility condition analysis was completed on the existing Jim Wiley Center and recommendations were made for expansion and renovation. All services providers expressing interest in being located in the new Greenbridge community were surveyed and their spatial needs analyzed. Services providers included the White Center Food Bank, the Clothing Exchange, the YWCA, the Boys & Girls Club, Highline Head Start, the KCHA and the King

County Sheriff. A public plaza, street and landscape improvements were designed to enhance the center, along with structural, mechanical and architectural upgrades.

Westpark – Bremerton Housing Authority

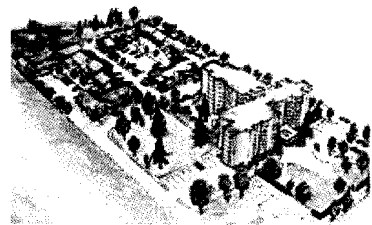
The Westpark Redevelopment project will create an urban mixed-use, mixed-income, pedestrian-oriented community. A variety of housing types and styles for public housing and market-rate units will help to de-concentrate the low-income housing in Bremerton. The Westpark site will be sensitively designed to maintain significant open spaces and existing trees, to preserve and enhance views, and to carefully manage stormwater and other natural features. Tonkin Hoyne has collaborated with the project developer to reinforce the visions and goals of the sub-area plan and is currently involved in updates to the masterplan and will begin design of the replacement housing which includes 180 rental units in townhouses, duplexes, tri-plexes and four-plexes.



Roxbury Village Hope VI Redevelopment for the Seattle Housing Authority, 1996

Concerns of safety and security, as well as the extent of building repair and renovation needs, led to a major facility audit and assessment of “livability” by our firm. Tonkin Hoyne provided schematic design options, facility analysis and master planning for 60 townhomes and a 150-unit apartment building, assisting with:

1. Survey of existing site and units, providing condition and cost analysis
2. Led community and resident workshops
3. Master Plan presentations and community/resident charettes
4. Evaluated existing infrastructure
5. Preparation of Master Plan and Alternatives
6. Prepared all cost estimates
7. Preparation of final reports and schematic designs
8. Neighborhood design review meetings, site & facility analysis, existing condition report, MUP application, SEPA checklist, and schematic design drawings.
9. HOPE VI Project Documents and Presentations



Tonkin Hoyne’s final design responsibilities included preparation of final design and construction documents, and the successful bid of SHA’s Westwood Heights Renovation and LATCH’s Westwood and Longfellow Court Mutual Housing Development.

Designing and Implementing Community Involvement Strategies

Tonkin Hoyne has been the architect for master planning, programming and preliminary design phases and feasibility analysis for many recent, large projects requiring significant public involvement. All of the following projects involved multiple community meetings and design workshops that ultimately led to successful master plans that received community acceptance through majority agreement or in many cases near consensus. All have led to successful funding applications and to the building phases.

- Sand Point Housing Master Plan, Sand Point Housing Coalition
- Rainier Vista Redevelopment Plan and Hope VI Application, Seattle Housing Authority
- Roxbury Village Redevelopment Planning & Hope VI Application, Seattle Housing Authority
- Holly Park Master Plan, Seattle Housing Authority
- High Point Master Planning and 1997 Hope VI Application (Consultant to GGLO)
- Washington School Housing Site Master Plan, Walla Walla Housing Authority
- Downtown Puyallup Redevelopment Plan, City of Puyallup.
- Bremerton Waterfront Master Plan, City of Bremerton
- Vashon Town Master Plan, King County

Les Tonkin and Mike Moedritzer have participated in the planning, organization and facilitation of many resident and community workshops and informational presentations. We have worked



well with owners, housing residents, and community residents on the Roxbury Village, High Point and Rainier Vista Hope VI Application. It was our task to assist with planning the community outreach programs, workshop facilitation and carefully prepare presentation graphics and information that was understandable to the residents, community members as well as professionals involved.

Tonkin Hoyne has the ability to communicate and to listen, usually working with the aid of interpreters in several languages at once, at workshops and presentations and then to translate what we have

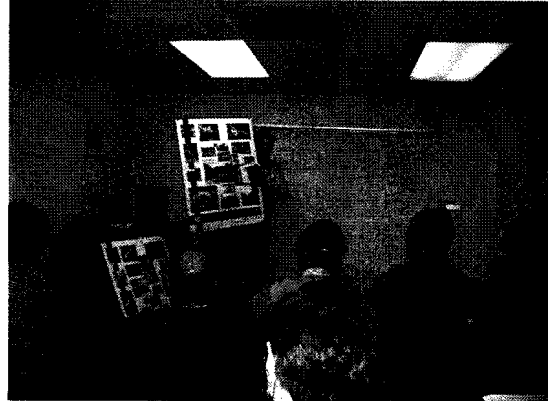
heard into a graphic and architectural design format that is understandable to lay people as well as professionals. We also like to have some fun and make the sessions enjoyable to all participants, as well as making them feel part of the decision making process.

The strong resident and community support that has been received for the planning work on Roxbury Village, Rainier Vista and Greenbridge is testament to the success of the public outreach efforts by Housing Authority and Tonkin Hoyne staff working together.

Our specific approach and techniques and some of our particular methods of working with residents or community groups involve:

- Use of Questionnaires to determine community and resident general goals and specific desires.
- Use of Visual Preference Surveys showing participants photos or drawings of a wide variety of examples of solutions to development issues, including housing and streetscape typology, mixed use projects, density relationships and design character features.

- Use of changeable, scaled models to let participants actually try to visualize design problems and to propose solutions themselves.
- Workshops having the residents and community members prioritize their concerns and key design issues.
- Follow-up workshops presenting optional design solutions to specific design problems and have participants select best approach or solutions.
- Provide 3-dimensional, often color, sketches or photos of similar design solutions and details of development such as fencing for privacy and safety, so that workshop participants are able to visualize, understand, and respond to the presentation or process.



Our methods of achieving consensus between people with diverse or conflicting goals require a use of an approach that is based on the following:

- A belief that there are solutions that are acceptable to all parties involved.
- That one must be patient and listen to all points of view.
- Understanding that people need to “vent” but are then often ready to define their concerns and discuss them.
- We must find out and document what people think might be solutions to their specific concerns.
- Always follow up and present design proposals that specifically address the substantive issues raised by all parties.
- Make an individual effort to communicate with the people on a one to one basis, breaking down into small groups with additional facilitators and presentation materials.
- Share the small group meeting products, preferences and proposed solutions with the whole group and have the larger group select preferences or preferred solutions to issues

Experience with Agencies providing Housing to Homeless People

The majority of Tonkin/Hoyne work has been with publicly-funded projects. Many, especially our recent housing work, involved funding from a variety of sources. We have learned how to meet their requirements, keep them informed of the design and construction process, and respond to their requests. In the last several years we have worked on projects involving major funding from many public sources including:

- HUD McKinney Homeless Assistance Programs
- HUD Public Housing Development Funds for New Construction
- Federal Low-Income Housing Tax Credit Program
- Federal Preservation Tax Credit program
- State Housing Assistance and Affordable Housing Programs
- City CDBG Funding
- City of Seattle Housing Levy Funding.

We have provided design services for a number of agencies and organizations that provide housing to homeless persons.

Benedict House, Bremerton, Washington

Owner: Catholic Community Services

Benedict House is an emergency shelter and transitional residence for chronic and low-income homeless men. The 6100 square foot facility includes a basement with storage, a first floor with reception area, kitchen, dining, multi-purpose room, health room, staff offices, laundry and computer lab. The second floor provides dormitory sleeping accommodations and shower and bath room for up to 25 **homeless** men. Completed: 2006



Drexel House, Olympia, Washington

Owner: Catholic Community Services

Drexel House provides a continuum of housing services for chronically **homeless** and disabled, single men and women. The 25,000 square foot Building A contains 25 transitional studio apartments and a house monitor's unit. The 14,000 square foot Building B contains 10 permanent studio apartments, a 15-bed overnight shelter for men, a dining/multi-purpose room, lounge, health room and offices.

Dorothy Day Apartments Addition & Renovation, Seattle

Owner: Archdiocesan Housing Authority

Tonkin Hoyne provided design and construction services for the addition to and renovation of the Dorothy Day Apartments, the former Douglas Hotel. The facility provides 41 SRO units of **permanent housing for homeless women**, and approximately 3500 square feet of ground floor retail spaces plus staff offices, communal kitchens and bathrooms on each floor. A residential lounge/meeting room and kitchen are provided in the basement. Renovation of the existing three-story building included seismic upgrading, new electrical and mechanical systems and reconfiguration of the existing interior spaces. A new, three-story wood frame structure was added north of the existing structure. Funding: State Housing Finance Unit, Low Income Housing Tax Credits, Federal Home Loan Bank Grant, Seattle Housing Levy funds.



Sand Point Building 224 Renovation, Seattle

Owner: Low Income Housing Institute

Building 224 is the conversion of a military barracks building into 42 SRO **transitional** housing units with common use community facilities. This three-story, wood frame building was renovated to meet current building codes and to address the specific needs of homeless residents. Renovation included new mechanical and electrical systems, ADA upgrades and conversion of dormitory rooms into SRO's with private baths and kitchens. Funding: Seattle Housing levy funds, Washington State Housing Trust Funds.



New Life Village I and II, Mabton, Washington

Owner: Diocese of Yakima Housing Services

New Life Villa I provides 26 units of affordable housing for agricultural worker families. Housing includes 14 three-bedroom townhouses, 8 two-bedroom and 4 four-bedroom flats. A commons building provides a community multi-purpose room, computer room, laundry and kitchen facilities. Construction Cost: \$2,190,000. New Life Villa II provides 10 affordable family housing for **seasonal** agricultural workers. The housing includes 6 three-bedroom flats and 4 two-bedroom flats. Structural Insulated Panels were used for exterior wall and roof construction to create more energy efficient buildings. Construction Cost: \$880,000.



Fleetwood Building Renovation, Olympia

Owner: Low Income Housing Institute

The Fleetwood was a conversion of a 1928, two-story, brick building in Olympia to provide 43 studio **apartments, recreation and community space for homeless men and women**. The renovation included new mechanical and electrical systems, a new elevator, new roof, restoration of historic steel windows, and replication of missing historic windows. Construction cost: \$2,100,000



Westlake Hotel, Seattle

Owner: Archdiocesan Housing Authority

The Westlake Hotel, or St. Martin's on Westlake, was one of the first projects funded under the H.U.D. McKinney Act. Renovation of this 1904, three-story, 28,000 square foot brick building included a new elevator, new partitions and finishes, updated mechanical and electrical systems, and structural upgrading of the unreinforced masonry building. Hotel work included a commercial kitchen, dining facility, lobby, offices and interview rooms. The upper two floors provide 50 **single room occupancy units for elderly, homeless men**. Due to the HUD funding timetable, design and permit of this \$1.4 million renovation was completed in 60 days.

Arion Court Renovations, Seattle

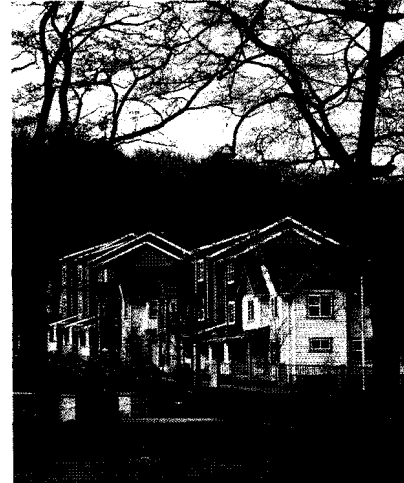
Owner: Low Income Housing Institute

Tonkin Hoyne provided complete restoration architecture for this 1915 apartment to provide 37 SRO units of **permanent housing for the homeless**, common kitchen facility, meeting room and shared laundry room. This building is managed by tenants, many of whom were consistently involved in design and construction phases of the project. Funding: HUD McKinney Act Section 8 SRO Mod Rehab Program, Washington State HAP funds and Seattle DHHS funds. Construction Cost: \$700,000.

Tonkin Hoyne also has extensive experience working with housing authorities in the State of Washington. The following list contains some of our design projects with Washington State Housing Authorities:

Seattle Housing Authority

- Rainier Vista Redevelopment Design Phase 1 and 2, 2002-2008
- Morrison Hotel, 1974 – 1997
- Scattered Site Housing, 1980 – 1992
- Villa Park Townhomes, 1997
- Westwood Heights Renovations, 1999
- Alder Crest Apartment Remodel, 2006
- Ritz Apartments Remodel, 2005
- Douglas Apartments Remodel, 2008



Spokane Housing Authority

- Borning Building Renovation, 2007

Housing Authority of Clallam County

- Peninsula Apartments Remodel, 2007
- Wildwood Apartments Remodel, 2007

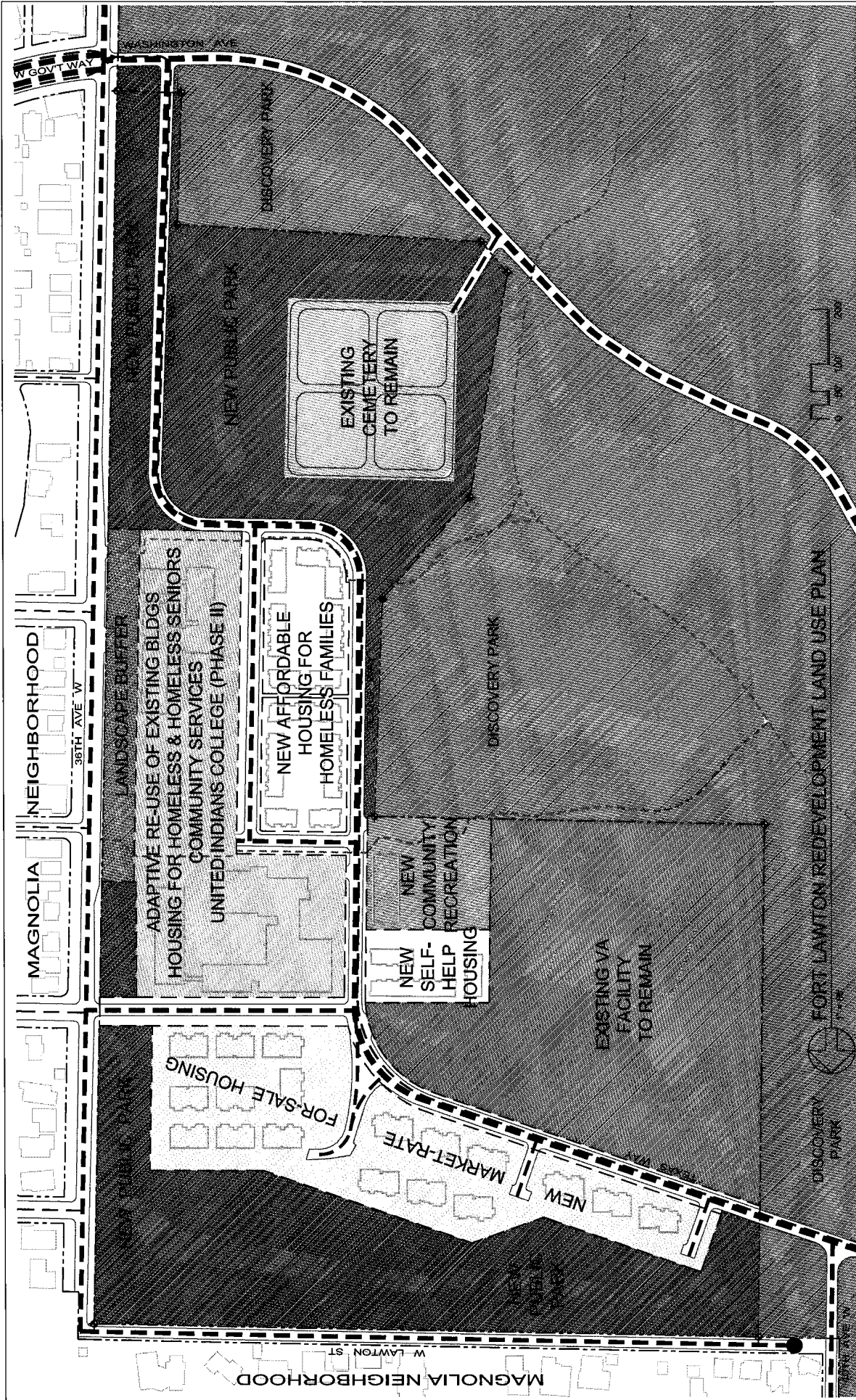
Walla Walla Housing Authority

- Marjorie Terrace (Marcus Whitman) Apartment Renovations, 50 units, 2004-05
- Rosehaven Cottages, 25 new senior housing units, 2004-05
- Washington School Renovations, 24 senior housing units, 1996-1998
- 25 new for sale family units, 5 for low income families, at Washington School Site, 2006
- Veterans Housing, new duplex and single family house, 2006

King County Housing Authority

- Burndale Homes, Pickering Court and Riverton Terrace Renovations, 2004-05
- Burien Park and Northwood Apartments Renovations, 2004-05
- Jim Wiley Center Renovations, Phase 1 and 2, 2004-06
- Greenbridge CV3 8-plex apartment building 2006
- Firwood Circle Renovations, 2005





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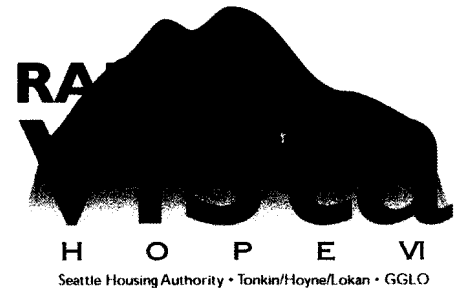
LAWTON WOOD AT DISCOVERY PARK
 SEATTLE, WASHINGTON
 UNITED INDIANS OF ALL TRIBES FOUNDATION / ARCHDIOCESAN HOUSING AUTHORITY
 LOW INCOME HOUSING INSTITUTE / AF EVANS DEVELOPMENT INC.

REDEVELOPMENT
 LAND USE PLAN
 SCALE: 1" = 40'
 DATE: 10/07
 PROJECT: Discovery Park
 DRAWN BY: M. L. J.

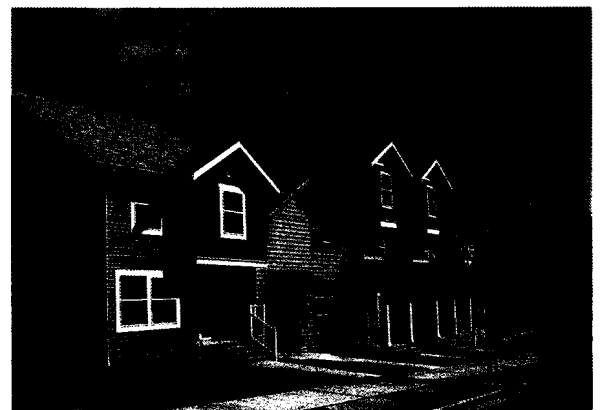
A2



REDEVELOPMENT PLAN FOR 65 ACRE SITE



RAVENS
H O P E V I
Seattle Housing Authority • Tonkin/Hoyne/Lokan • GGLO



OWNER: SEATTLE HOUSING AUTHORITY

DESIGN CHALLENGE: SEAMLESSLY INTEGRATE 1050 NEW HOMES ON A 65-ACRE SITE, BISECTED BY A NEW, LIGHT RAIL SYSTEM ON MLK JR WAY SO., INTO THE SOUTH SEATTLE COLUMBIA CITY NEIGHBORHOOD WHERE 481 UNITS OF AGING PUBLIC HOUSING NOW STAND.

NEW COMMUNITY TO INCLUDE:
250 PUBLIC HOUSING UNITS, MOSTLY GROUND-RELATED TOWNHOMES
100 LOW INCOME SENIOR HOUSING UNITS
300 MARKET RATE, FOR SALE UNITS
200 PUBLIC HOUSING SUBSIDIZED FOR SALE UNITS
200 MARKET RATE RENTAL UNITS

NEW COMMUNITY FACILITIES FOR SOCIAL AGENCIES, SERVICE PROVIDERS AND CHILD AND ADULT RECREATION.

MIXED-USE AND COMMERCIAL STRUCTURES AT THE SOUTHERN END OF THE COMMUNITY NEAR THE NEW EDMUNDS LIGHT RAIL STATION.

Tonkin / Hoyne / Lokan Architecture & Urban Design

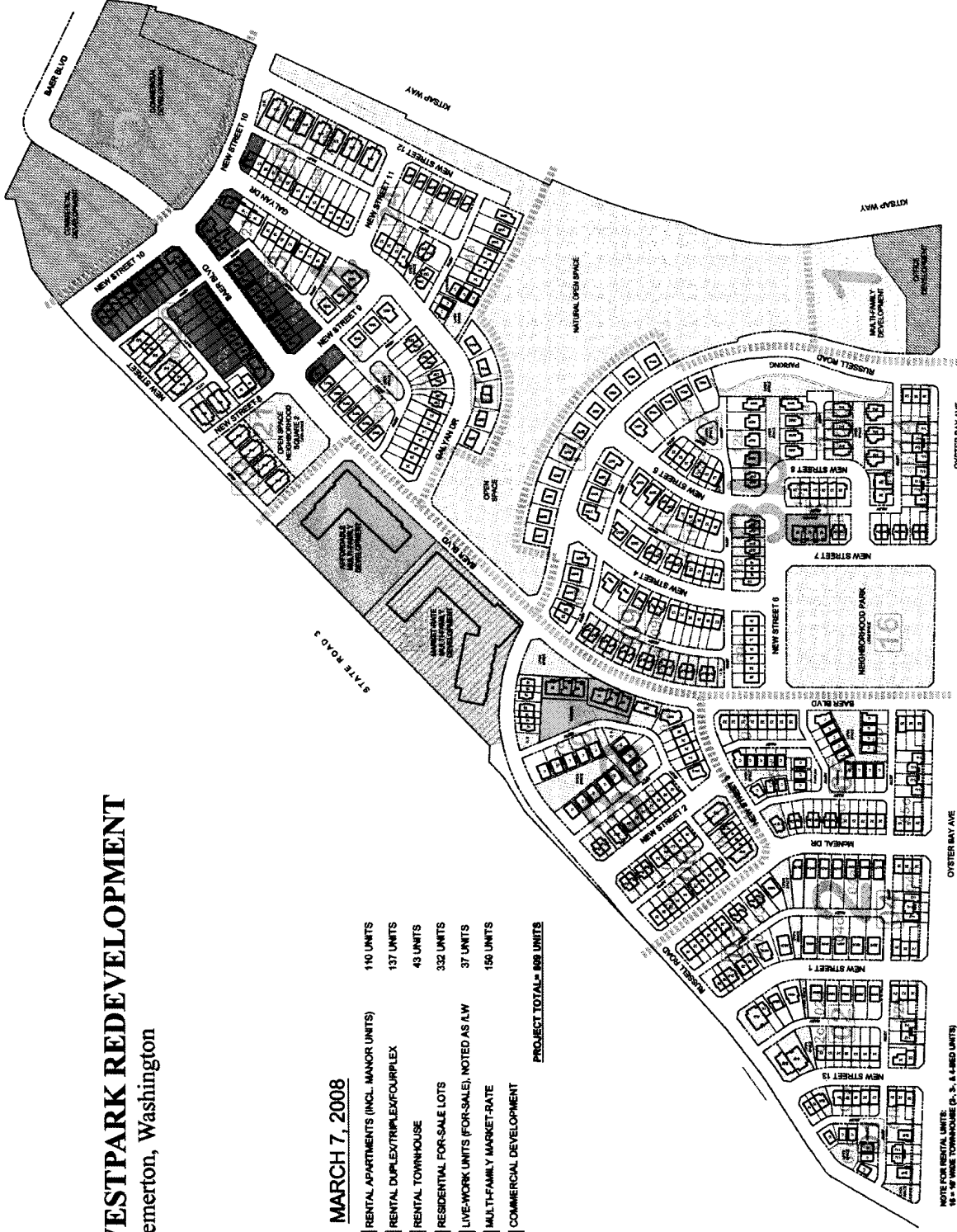
WESTPARK REDEVELOPMENT

Bremerton, Washington

MARCH 7, 2008

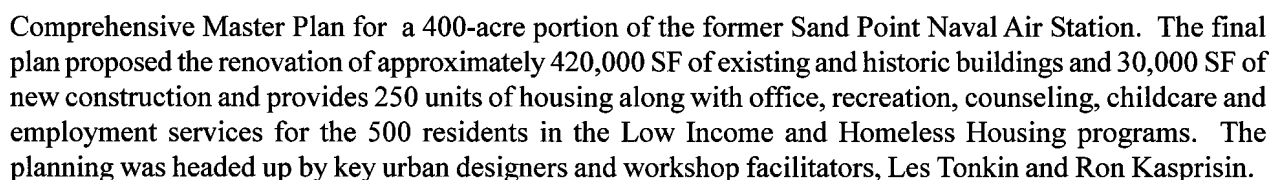
- RENTAL APARTMENTS (INCL. MANOR UNITS) 110 UNITS
- RENTAL DUPLEX/TRIplex/FOURPLEX 137 UNITS
- RENTAL TOWNHOUSE 43 UNITS
- RESIDENTIAL FOR-SALE LOTS 332 UNITS
- LIVE-WORK UNITS (FOR-SALE), NOTED AS A.W. 37 UNITS
- MULTI-FAMILY MARKET-RATE 150 UNITS
- COMMERCIAL DEVELOPMENT

PROJECT TOTAL = 898 UNITS



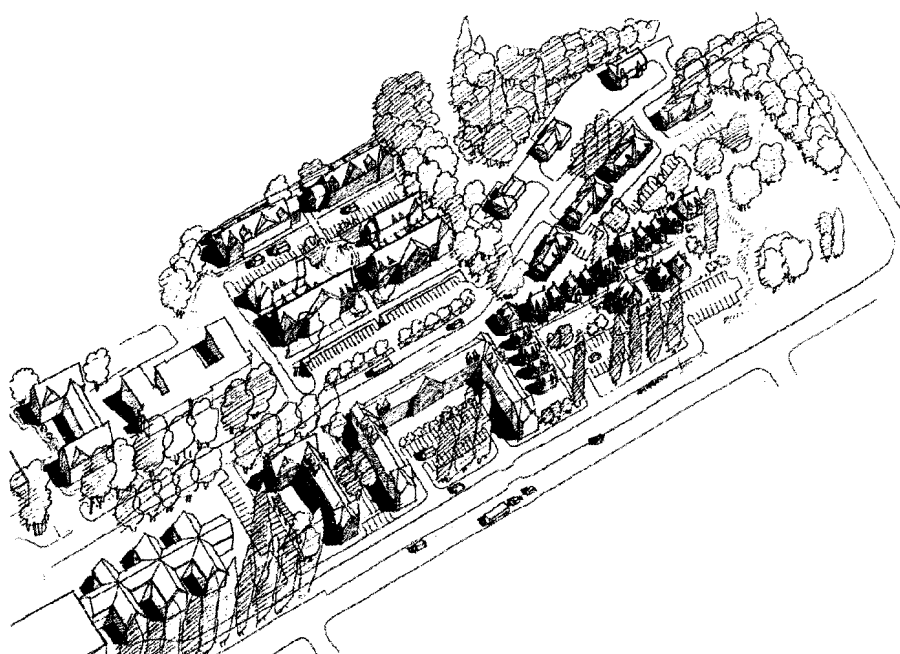
NOTE FOR RENTAL UNITS:
 1. 110 MANOR UNITS (15, 25, 35, 45, 55, 65, 75, 85, 95, 105, 115, 125, 135, 145, 155, 165, 175, 185, 195, 205, 215, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 345, 355, 365, 375, 385, 395, 405, 415, 425, 435, 445, 455, 465, 475, 485, 495, 505, 515, 525, 535, 545, 555, 565, 575, 585, 595, 605, 615, 625, 635, 645, 655, 665, 675, 685, 695, 705, 715, 725, 735, 745, 755, 765, 775, 785, 795, 805, 815, 825, 835, 845, 855, 865, 875, 885, 895, 905, 915, 925, 935, 945, 955, 965, 975, 985, 995, 1005, 1015, 1025, 1035, 1045, 1055, 1065, 1075, 1085, 1095, 1105, 1115, 1125, 1135, 1145, 1155, 1165, 1175, 1185, 1195, 1205, 1215, 1225, 1235, 1245, 1255, 1265, 1275, 1285, 1295, 1305, 1315, 1325, 1335, 1345, 1355, 1365, 1375, 1385, 1395, 1405, 1415, 1425, 1435, 1445, 1455, 1465, 1475, 1485, 1495, 1505, 1515, 1525, 1535, 1545, 1555, 1565, 1575, 1585, 1595, 1605, 1615, 1625, 1635, 1645, 1655, 1665, 1675, 1685, 1695, 1705, 1715, 1725, 1735, 1745, 1755, 1765, 1775, 1785, 1795, 1805, 1815, 1825, 1835, 1845, 1855, 1865, 1875, 1885, 1895, 1905, 1915, 1925, 1935, 1945, 1955, 1965, 1975, 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075, 2085, 2095, 2105, 2115, 2125, 2135, 2145, 2155, 2165, 2175, 2185, 2195, 2205, 2215, 2225, 2235, 2245, 2255, 2265, 2275, 2285, 2295, 2305, 2315, 2325, 2335, 2345, 2355, 2365, 2375, 2385, 2395, 2405, 2415, 2425, 2435, 2445, 2455, 2465, 2475, 2485, 2495, 2505, 2515, 2525, 2535, 2545, 2555, 2565, 2575, 2585, 2595, 2605, 2615, 2625, 2635, 2645, 2655, 2665, 2675, 2685, 2695, 2705, 2715, 2725, 2735, 2745, 2755, 2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885, 2895, 2905, 2915, 2925, 2935, 2945, 2955, 2965, 2975, 2985, 2995, 3005, 3015, 3025, 3035, 3045, 3055, 3065, 3075, 3085, 3095, 3105, 3115, 3125, 3135, 3145, 3155, 3165, 3175, 3185, 3195, 3205, 3215, 3225, 3235, 3245, 3255, 3265, 3275, 3285, 3295, 3305, 3315, 3325, 3335, 3345, 3355, 3365, 3375, 3385, 3395, 3405, 3415, 3425, 3435, 3445, 3455, 3465, 3475, 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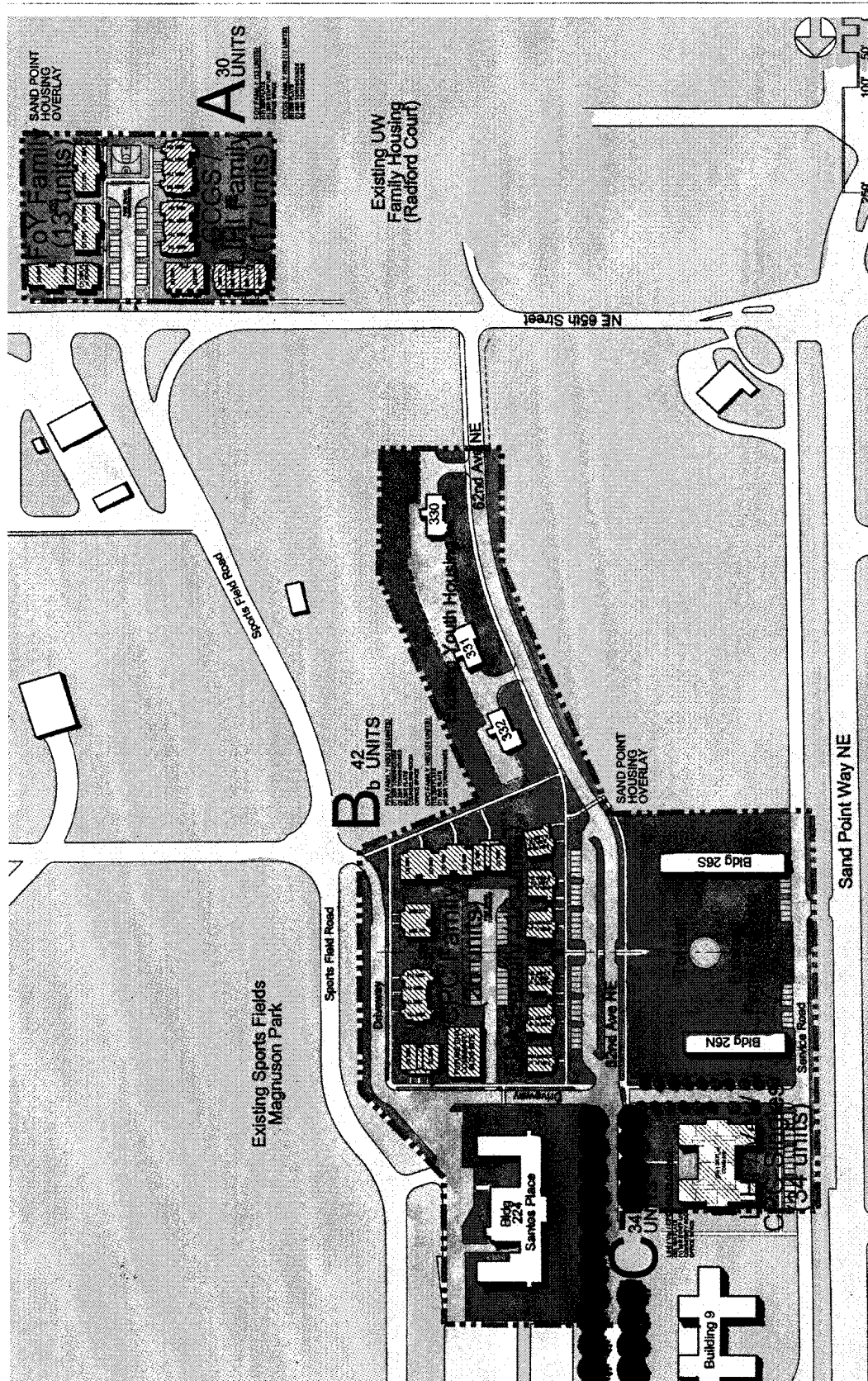
Seattle, Washington



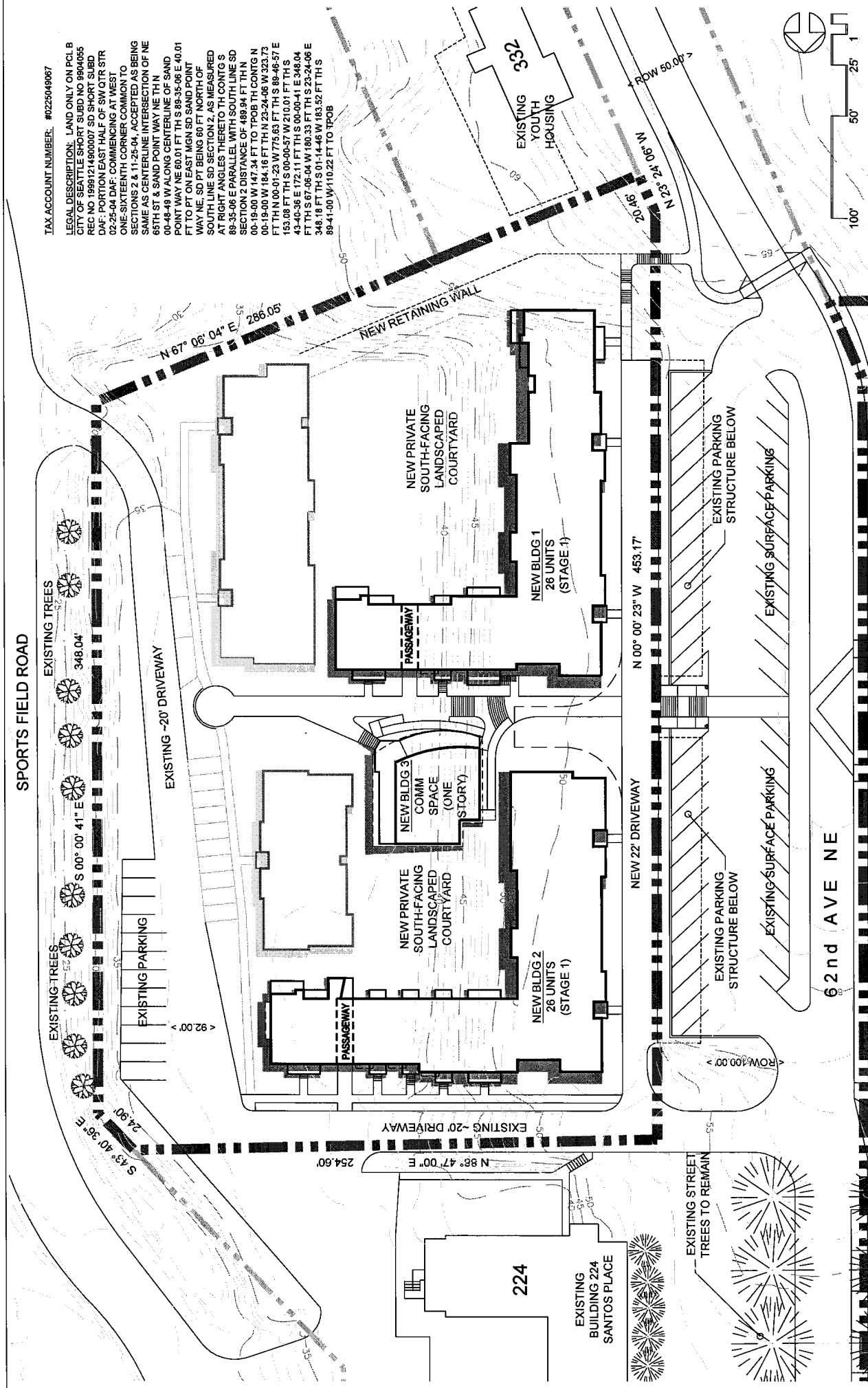
Phase I of the Master Plan recommended creating approximately 100 low income and homeless units in existing historic buildings. Design and construction of Phase I has been successfully completed (2001) and occupied. THL designed the renovation of building 224 for 50 units of homeless housing and a community room.

**Study provided for:
Fremont Public Association
and the City of Seattle
George Scarola, Project
Manager (formerly with
FPA). 206-381-1220**

**Tonkin/Hoyne/Lokan**



<p>Tonkin/Hoyne/Lokan Architecture and Urban Design</p> <p>304 First Avenue South, Seattle, Washington 98104 PHONE: (206) 324-7886 / FAX: (206) 422-1705</p>	<p>SAND POINT HOUSING SAND POINT / MAGNUSON PARK, SEATTLE, WASHINGTON SANDPOINT COMMUNITY HOUSING ASSOCIATION SEATTLE, WASHINGTON</p>	<p>DATE: 01/01/01 DRAWING NO.: A1.03b</p> <p>SITE PLAN SCALE: 1" = 50' DATE: 01/01/01 DRAWN BY: MHL CHECKED BY: MHL</p>
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TAX ACCOUNT NUMBER: #022504067
LEGAL DESCRIPTION: LAND ONLY ON PCL B
CITY OF SEATTLE SHORT SUBD NO 8904055
REC NO 19981214900007 SD SHORT SUBD
DAF: PORTION EAST HALF OF SW QTR STR
02-25-04 DAF: COMMENCING AT WEST
ONE-SIXTEENTH CORNER COMMON TO
SECTIONS 2 & 11-25-04, ACCEPTED AS BEING
SAME AS CENTERLINE INTERSECTION OF NE
65TH ST & SAND POINT WAY NE TH N
00-48-49 W ALONG CENTERLINE OF SAND
POINT WAY NE 60.01 FT TH S 89-35-06 E 40.01
FT TO PT ON EAST MGN SD SAND POINT
WAY NE SD PT BEING 60 FT NORTH OF
SOUTH LINE SD SECTION 2, AS MEASURED
AT RIGHT ANGLES THERETO TH CONTG S
89-35-06 E PARALLEL WITH SOUTH LINE SD
SECTION 2 DISTANCE OF 489.94 FT TH N
00-19-00 W 147.34 FT TO TPOB TH CONTG N
00-19-00 W 184.16 FT TH N 23-24-06 W 323.73
FT TH N 00-01-23 W 775.63 FT TH S 88-46-57 E
153.08 FT TH S 00-00-57 W 210.01 FT TH S
43-40-36 E 172.11 FT TH S 00-00-41 E 346.04
FT TH S 67-06-04 W 180.33 FT TH S 23-24-06 E
348.18 FT TH S 01-14-46 W 183.52 FT TH S
89-41-00 W 110.22 FT TO TPOB

Tonkin / Hoyne <i>Architecture & Urban Design</i> 204 First Avenue South, Seattle, Washington 98104 PHONE: (206) 624 7880 FAX: (206) 622 1766		SAND POINT HOUSING 7400 SAND POINT WAY NE SOLD GROUND SEATTLE, WASHINGTON		SITE PLAN SCALE: 1" = 20' DATE: 3/4/08 DRAWN: SP-A1-04 CHECKED: MWT PROJECT: 02-25-04	A1.04
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Team Members

4. TEAM MEMBERS

Tonkin Hoyne, Architects & Planners

- Les Tonkin, Principal-in-Charge
- Mike Moedritzer, Urban Designer, Project Architect

Tonkin Hoyne, Architecture & Urban Design as the lead architectural firm for the recent master planning for the Rainier Vista Redevelopment performed extensive building and site condition surveys, feasibility studies for renovation and new housing schemes, assisted the housing authority staff with resident and community workshops and presentations, worked with Sound Transit and the City of Seattle's station-area planning team to integrate with the new light rail station adjacent to the site, and provided programming assistance for community and social service agencies to be located at Rainier Vista. The resulting Rainier Vista Master Plan provides a vision that is innovative, increases the density, but fits well within the context of its old, South Seattle neighborhood.

TH is also providing urban design consulting for Westpark Replacement Housing for the Bremerton Housing Authority. This involves updating the original master plan, (Sub Area Plan) and developing 180 units of low income housing.

The firm specializes in the planning, design and construction of multi-family/mixed use, low income and affordable housing neighborhoods. TH has extensive experience in leading planning and design teams in site investigations, urban design, public process and the preparation of final design documents. The firm has been providing innovative architectural and planning services for over 35 years.

Les Tonkin will serve as Principal In-Charge for Fort Lawton Army Reserve Center Reuse Plan. Tonkin will be responsible for administrative coordination with the city staff, leading and directing the planning process, and coordinating with development staff to lead the design team's efforts. Les led the design teams for Rainier Vista Hope VI Redevelopment Master Plan, Roxbury Village Hope VI redevelopment plan, Greenbridge Community Facilities Hope VI Redevelopments and Westpark Replacement Housing for the Bremerton Housing Authority. His other projects include the award winning Denise Hunt and Villa Park Townhome developments, Aki Kurosi Townhomes, the Lakeview Apartments and the Matsusaka Townhomes in Tacoma.

Les Tonkin will also provide historic structures consultation. Les has worked successfully with the State Office of Archaeology and Historic Preservation on a number of historic renovation projects. He has written historic tax applications and reports for historic structures, as well as leading major restoration design projects. (See Resume Attached)

Mike Moedritzer, Associate Architect, will serve as Project Manager and Chief Urban Designer. His 15 years of experience includes serving as project architect, manager, and urban designer for the successful Rainier Vista Redevelopment. Mike was also a designer for Denise Hunt Townhomes, an AIA/Seattle Times 1998 multi-family project award winner, and Aki Kurosi Townhomes, an 87-unit mixed income development, with for sale market rate condominiums, and low-income and homeless apartments and townhouses. Mike has extensive experience with the design of Mixed Use commercial-retail/apartment projects, as well as family home design. (See Resume Attached)

SMR Architects, Consulting Architects

- Ron Murphy, Principal-in-Charge
- Michael Romine, Project Architect
- Vernon Abelsen, Architect

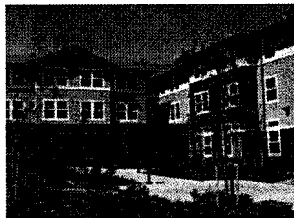
SMR Architects was established in 1997, having evolved from Stickney & Murphy Architects, founded in 1977. The firm's professional services comprise all phases of architectural practice, including site planning, feasibility studies, tenant space planning, LEED Sustainable design, barrier-free design, and historic renovation. The experience includes:

Pantages Apartments

The Pantages Apartments provides 49 units of affordable housing for individuals and families making less than 50% area median income. Located on an infill site in Seattle's Capitol Hill, the project involved the adaptive-reuse of the 1908 Pantages House and the construction of a new five-story wood framed building. The Pantages Apartments is a Built Green™ 3-Star Certified Project and was awarded an AIA Certificate of Recognition in 2006 for Design Excellence in Affordable Green Housing, as well as the Master Builders Association of King and Snohomish Counties' 2006 Built Green Hammer Award.



Angle Lake Senior Housing

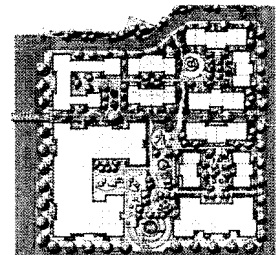


Located on four acres in the City of SeaTac, the 80-unit Senior Housing project at Angle Lake is one part of a development by Lutheran Community Services and the Washington Lutheran Alliance to Create Housing that combines residential and commercial facilities in a large, campus-like setting. The 65 one-bedroom and fifteen two-bedroom units provide housing for independent seniors earning 35-

60% of area median income while a second building also houses a childcare center, LCS administration, a family support center, and a health clinic owned by Community Health Centers of King County.

The YWCA Family Village at Issaquah Highlands

The YWCA Family Village at Issaquah, Net Zero Energy Approach Housing Project will provide a compelling national model for responding to the critical need for affordable housing while advancing environmental protection and investing in our future. The YWCA's demonstration development will include a mixed-use building housing 100 units of affordable family housing, a childcare center, a resident service facility and a community center and 55 townhouse units and is made possible through the leadership of public, private and not-for-profit organizations in the Puget Sound area. The housing will be clustered around a series of public and private courtyard/plaza areas to create contiguous open space for use by the residents and community.



Sand Point Family Housing Adaptive Reuse



At the former Sand Point Naval Station, 27 units of transitional housing for homeless families were created from two bachelor Officers' Quarters buildings. Exterior improvements included new dormers and skylights to allow full occupancy of attic space. Interior improvements included new structural walls, mechanical / electrical systems, and new finishes.

Springline Design, Civil Engineers

- Marc Errichetti, Principal Civil Engineer

Springline Design is a Seattle based civil engineering design firm established in 2004 by two principals with over 25 years experience in the Pacific Northwest. Our founders have provided design services for a wide range of public and private clients, including Housing Agencies, Parks Departments, Port Districts, and Municipalities. Our design philosophy centers around providing civil engineering site design services which are focused on meeting regulatory requirements in creative and cost effective ways, and providing those services in the context of a holistic site design approach. This holistic approach is manifested in our detailed consideration of, and collaboration with, all the design disciplines present on a given design team, and provides our clients with the highest level of design and construction document coordination.

Karen Kiest, Landscape Architect, WBE

For 18 years, Karen Kiest has been providing landscape architectural services to a wide variety of public and private clients. She has gained a wide recognition for her ability to translate the Client's interests into outdoor spaces that are sensitive to detail and material use, appropriate to place, and distinctive in visual form. Through innovative design and program solutions, excellent communication, and efficient use of resources, she consistently demonstrates the ability to make what some consider "common improvements" unique without burdening the established budget. The majority of the firm's work is focused on the civic realm, including ongoing projects with the University of Washington, Centralia College, Sound Transit, King County Metro, Everett Transit, Tacoma School District, Seattle Parks, and the Seattle Public Library.

I.L. Gross, Structural Engineers

- I.L. Gross, Principal Engineer
- Robyn Mah, Project Engineer

I.L. Gross Structural Engineers has worked with Tonkin Hoyne since the early 1980s, and our office's close proximity across the street creates the opportunity for easy coordination and support. The firm has the ability and experience to provide you with the innovative and sound designs for both seismic renovations and new construction. Their experience in both new and existing building construction includes structural design for renovation of historical structures, seismic studies, higher Education, mixed-use architecture, churches, office, retail and commercial Buildings, low income housing facilities, health care facilities, and municipal buildings.

Tres West Engineers, Mechanical/Electrical Engineering

- Charlie Li, Principal Electrical Engineer
- Bruce Gustafson, Project Mechanical Engineer

Established in 1976, Tres West Engineers, Inc. offers full mechanical and electrical engineering services from conceptual planning and design through completion of construction. Their staff of 31 includes professional engineers with diverse design and construction backgrounds to include pre-design evaluation, design, life cycle cost analysis, cost estimating, energy simulation and modeling, facility condition surveys, construction services and commissioning. The firm also has a staff of RCDD certified personnel to provide telecom or low voltage system design. Their extensive experience on the back end (construction services, commissioning and operation) provides valuable insight for planning, programming and implementing cost effective and practical solutions on the front end of any project. Tres West's recent design experience with Tonkin/Hoyne Architects includes the Jim Wiley Center Remodel and CV3 Housing for the King County Housing Authority.

The Transpo Group, Transportation Planning

The Transpo Group has provided transportation planning and traffic engineering to both public and private sector clients since 1975. Located in Kirkland with a staff of over 40 employees their project teams are made up of highly skilled experts in their field and specialty.

Graham Sage Graves, Cost Estimating and Value Engineering

- Doug Sage, Principal Estimator

Established in 2003, Graham Sage Graves provides project construction management and cost estimating services. Graham Sage Graves feel that project cost knowledge is a key tool in effectively managing the design and construction of projects. GSG has years of experience preparing cost estimates at all project phases, conceptual, schematic, design development and construction, for a wide variety of projects.

PRR, Public Process, Community Relations

- Rebecca Baker, Public Involvement Manager
- Marcia Wagoner, Public Involvement/Facilitation

PRR was founded in 1981 to serve clients in the area of public affairs, research, marketing, graphic design and web services. Its award-winning staff has directed hundreds of public information, community relations and research programs. PRR specializes in projects encompassing a wide variety of transportation, land use, and environmental issues. At PRR, public involvement includes direct integration of key constituencies in the design of public services and facilities. The firm uses tools such as writing, design, facilitation, decision-process, research, web-site development, information architecture, and community relations to accomplish their clients' goals. PRR has provided community relations services for major Redevelopments including:

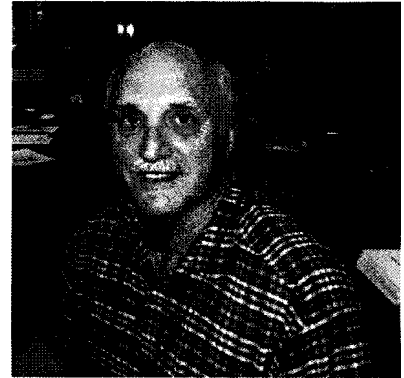
Rainier Vista Redevelopment, Seattle Housing Authority: PRR facilitated several workshops preparing Rainier Vista residents for what they should expect through the redevelopment project. Working community leaders, PRR created exercises explaining the redevelopment process, gathered feedback on overall site design and solicited input on residents' desires. Before each workshop, PRR met with interpreters and walked through all informational materials. This forged a critical communication link and ensured key information was understood and could be shared with the different language groups. PRR also organized a speaker's bureau that helped SHA officials inform local community groups about the project. Researching contact information, meeting dates and political constituencies, PRR planned a schedule for SHA representatives to share the Rainier Vista story with various community organizations.

PRR first prepared a thorough Communications Plan for the High Point Redevelopment to guide the master planning and environmental review outreach process. This Communications plan served as a roadmap for all aspects of public engagement and communication regarding the redevelopment, detailing how best to convey project information to different audiences and at what strategic times to ensure information is clear, consistent and timely. The Communications plan guided all parties involved in the redevelopment, from SHA's staff to their consultants to their development partners, in their respective outreach efforts as well as providing a greater perspective on the simultaneous design and development activities. Interactive design workshops for residents and neighbors, presentations to community organizations and associations and one-on-one briefings to elected officials and key community leaders are among the many outreach and feedback venues identified in the Communication Plan. Newsletters, flyers and phone-trees are secondary tools by which progress and development is effectively communicated.

LES TONKIN
Principal

EDUCATION: University of Oregon
Degree: Bachelor of Architecture

REGISTRATION: Architect, State of Washington Certificate No. 1846
Architect, State of Arizona Certificate No. 15107
NCARB, 1991, No. 41,397



GENERAL: As an architect and urban designer practicing in the Northwest for over 30 years, Les has been responsible for the design of many significant public and private buildings and developments, and is primarily known for his innovative approaches to urban design and for design of low income and multi-family housing. He is also one of the State's best known historic preservation architects.

Les is principal-in-charge for the master planning redevelopment of the Seattle Housing Authority's Rainier Vista, which was awarded a HUD Hope VI grant of \$35 million in 2000, and will provide over 1000 new units of affordable and market rate housing. Les also was in charge of SHA's successful Roxbury Village HUD Hope VI redevelopment which completed construction of 150 renovated senior housing units for the Seattle Housing Authority and 45 new townhouses, (now owned separately by LATCH and renamed Longfellow Court and Westwood Court). Longfellow Court and Westwood Court were featured in the 2001 Seattle Times/AIA Award Program for design excellence in multi-family housing. The 30-unit, affordable housing developments, Denice Hunt and Villa Park townhomes, were also featured in the Seattle Times/AIA program in 1998. Recently Les has design agricultural worker housing throughout Washington State, including Woodland, Mattawa, Kelso and Mount Vernon.

Les is an expert in the restoration of historic, unreinforced masonry, stone and terracotta clad buildings. Tonkin has been responsible for preservation planning and design of many significant projects in Pioneer Square, Seattle, and throughout the state. These projects have included conversion of older and historic buildings into housing, commercial and institutional uses. Examples of this restoration work include the Snoqualmie Valley School District Administrative Complex at the historic (1906) Snoqualmie School site and renovation of the Bush Hotel (1915) in Seattle's International District. Tonkin's recent experience includes the renovation of the Washington School (1901) to provide elderly housing for the Walla Walla Housing Authority, Pioneer Square's 11-story historic Frye Hotel Restoration, and the Mar Hotel (Hong Kong Building) and Aops Hotel in Seattle's International District.

Other historic studies and design commissions include restoration of the Port Townsend City Hall (1891), Port Townsend Carnegie Library (1911), Hoquiam Carnegie Library (1913), Seattle's Interlake School (1904) now Wallingford Center, and the Old State Capitol Building, 1891. Most recently Tonkin has been commissioned by the City of Port Angeles to study their historic underground area, and the Shoreline Historical Museum to provide restoration design services.

LES TONKIN
Architect & Urban Designer

**AWARDS, PUBLICATIONS
& TV FEATURES:**

Puget Sound Regional Council, VISION 2020 Award – Julie Apartments/Urban Rest Stop/Hygiene Center, 2002. (aka El Rio Apartments)

Washington State Housing Finance Commission, 2003 “Friend of Housing Award” for Dedication and Commitment to Affordable Housing.

Westwood Court and Longfellow Court Townhomes were featured in the Seattle Times/AIA Awards Program for excellence and innovation in multi-family housing design, 2001.

Washington State Historic Preservation Officer's 1998 Annual Award for Rehabilitation of the Washington School, Walla Walla, Washington.

Denice Hunt Townhomes and Villa Park Townhomes were featured in the Seattle Times/AIA Awards Program for excellence and innovation in multi-family housing design, June 1998.

Seattle Chapter, American Institute of Architects, Award of Merit, 1983 for the Old Capitol Building Renovation, Olympia, Washington

“Outstanding Individual Award” to Les Tonkin from the Washington Trust for Historic Preservation, 1981

**ASSOCIATIONS &
COMMUNITY SERVICE:**

Washington Trust for Historic Preservation, Stimson Green Mansion Advisory Committee, 2001-2003

Washington Trust for Historic Preservation, Board member 1984-2000,
President 1988-91, Treasurer 1992-1999

Historic Seattle Preservation and Development Authority Council Member,
Mayoral appointment 1996-2003

Pioneer Square Community Council Board, 1984-1988

Pioneer Square Community Council Board Vice President, 1985-1987

President, Wallingford Community Council, 1985-87

MICHAEL MOEDRITZER
Architect/Urban designer

EDUCATION: University of Washington, Seattle, Washington
Masters of Architecture with Urban Design
Certificate, 1988

Washington University, St. Louis, Missouri
Bachelor of Arts in Architecture, *cum laude*, 1981

REGISTRATION: Architect, Washington No. 5403



EXPERIENCE: Tonkin/Hoyne/Lokan Architects, Project Architect and Urban Designer, 1995-2008

Westpark Redevelopment, urban design and architecture for new, mixed-income, mixed-use community, including 800+ units of new rental and for-sale housing, retail, recreational and institutional uses for Marathon Development Company and the Bremerton Housing Authority.

Sand Point Family Housing. 72 units of new, homeless housing set among historic buildings of former naval airbase in northeast Seattle.

Rainier Vista Redevelopment, urban design and building design for new mixed-income and mixed-use community including 1000+ units of new rental and for-sale housing, office, retail, recreational and institutional uses, as a HUD HOPE VI funded project, for the Seattle Housing Authority.

Urban Design Consultant for New Multifamily Zoning Code for the City of Seattle Department of Planning and Development

Seward Park Townhomes, 41 units of new for-sale townhouses and apartments, in Southeast Seattle

Roxbury Village, Master plan, 60+ units rehabilitated and/or new housing, as a HUD HOPE VI funded project for the Seattle Housing Authority

Lakeview Apartments, 59 units of rental housing at Minor & Harrison, in the Cascade Neighborhood in Seattle for the Low Income Housing Institute

Garden Court Apartments, new, 2-building, 34-unit rental apartment complex, Seattle

EXTRACURRICULAR: King Street Grounds, Seattle, Open-air Ballpark Design, 1995
Essential Housing Competition, First Place, 1991, (built as Dawson Park Place Rowhouses), Portland, OR
New American House Competition, Select Entry for Exhibit, 1984, Minneapolis, MN
Citizen volunteer on several task force committees and community planning efforts addressing issues of zoning, design review and neighborhood plans.
Member of the Upper Ave Task Force for Design Review Guidelines, 1999
Member of the University Community Urban Plan Group, 1997-99

AWARDS Oregon Governor's Livability Award (Dawson Park Place, Portland) 1995
Valle Graduate Scholarship, University of Washington, 1987-88
Pio Prize for Italian Studies, University of Washington, 1986
Naramore Fellowship, University of Washington, 1986
AIA Foundation Scholarship, National AIA, 1985

Tonkin Hoyne
Architecture & Urban Design



RONALD F. MURPHY, AIA

**ARCHITECTURAL
REGISTRATION**

Washington

EDUCATION

Master of Architecture
University of Washington
Tau Sigma Delta (National Architectural Honorary)
National AIA Institute Scholar

Bachelor of Science (Fine & Applied Arts)
University of Oregon

**PROFESSIONAL
EXPERIENCE**

1997-Present

Principal
Stickney Murphy Romine Architects PLLC, Seattle

1977-1996

Partner
Stickney & Murphy Architects, Seattle

1973-1977

Project Manager/Associate
Ralph D. Anderson & Partners Architects, Seattle

1970-1973

Various part time architectural positions with the City of
Seattle, V.A. Hospital, and Seattle Architect

HONORS/AWARDS

King County Executive's Certificate of Distinction for
Achievement in Historic Preservation
Washington Trust for Historic Preservation Award of Honor
--Preservation Education Course
UW Historic Preservation Club Contribution to Historic
Preservation
Washington Trust for Historic Preservation
--Recognition for preservation activities

SERVICE & MEMBERSHIPS

American Institute of Architects (AIA)
Historic Preservation Advisory Committee, King County CDA,
past member State Advisory Council on Historic
Preservation, past member Historic Seattle
King County Landmarks Commission, past member and chairman
WA Trust for Historic Preservation, past board member
National Trust for Historic Preservation

**MILITARY
SERVICE**

Officer, United States Marine Corps

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info@smrarchitects.com



**ARCHITECTURAL
REGISTRATION
EDUCATION**

**PROFESSIONAL
EXPERIENCE**

1997-Present

1985-1996

1985

1984

1984

1972-Present

HONORS/AWARDS

**REPRESENTATIVE
PROJECTS**

MEMBERSHIPS

**TEACHING
EXPERIENCE**

MICHAEL W. ROMINE, AIA

Washington, 1988

Master of Architecture, 1985

University of Washington

Integrative Program in Business Administration, 1984

University of Washington

Bachelor of Arts (History/Literature), 1969

University of Colorado

Principal: **Stickney Murphy Romine Architects PLLC**, Seattle

Associate/Project Manager

Stickney & Murphy Architects, Seattle

Hobbs Fukui Davison Architects, Seattle

Canatsey Weinstein Architects, Seattle

The Bumgardner Architects, Seattle

Professional Freelance Photographer

Washington Trust for Historic Preservation Award of Merit

--Commerce Building Rehab, 1997

State Historic Preservation Officer's Annual Award for

Outstanding Achievement--Pacific Hotel, 1996

Washington Trust for Historic Preservation Award of Merit

Josephinum apartments Rehab, 1992

AIA National Scholastic Award, 1983

Langdon & Anne Simons Senior Apts. Seattle, affordable senior housing, services, & retail

Farestart Seattle, Restaurant, office and educational facility

Plymouth on Stewart, Seattle, Renovation of a nine story historic building for affordable housing

Morrison Hotel Rehab, Seattle; affordable housing, shelter, retail, & offices

Plymouth Place Apartments, Seattle; new affordable housing & retail

David Colwell Building, Seattle; new affordable housing & retail

Opportunity Place, Seattle; new affordable housing, womens' day center, retail, & human services offices

Villa Apartments Rehab & Addition, Seattle; affordable housing & retail

Corona Loft Apartments Rehab, Seattle; market rate housing

Admiral Apartments, Seattle; new special needs housing

Madison Heights, Seattle; new market rate town homes

Commerce Building Rehab, Everett, WA; affordable housing & retail

Pacific Hotel, Seattle; historic rehab for affordable housing

Kerner-Scott House, Seattle; new affordable special needs housing

Miller Park Apartments, Seattle; new affordable family housing

American Institute of Architects (AIA)

Teaching Assistant/Lecturer, 1983-1985

University of Washington Architecture Department

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info@smrarchitects.com



MILITARY SERVICE

MICHAEL W. ROMINE, AIA

Officer, United States Army, 1969-1972

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Seattle, Washington 98104
P: 206-623-1104
F: 206-623-5285
info@smrarchitects.com



VERNON M. ABELSEN, AIA

**ARCHITECTURAL
REGISTRATION
EDUCATION**

Washington, 1998
Master of Architecture, 1991
Virginia Polytechnic Institute and State University
Tau Sigma Delta (National Architectural Honorary)
National AIA Institute Scholarship
Bachelor of Science (Art/Architecture), 1988
Portland State University
Associate of Science, 1986
Victoria College, Victoria, Texas

**PROFESSIONAL
EXPERIENCE**

2000 - Present	Associate Stickney Murphy Romine Architects PLLC , Seattle
1996 - Present	Project Architect Stickney Murphy Romine Architects PLLC , Seattle
1994 - 1996	Project Manager The Cheney Architects, Mount Vernon, WA
1992 - 1994	Draftsman - Project Captain Zervas Group Architects, Bellingham, WA
1992	Intern Architect John Stewart Architects, Bellingham, WA
1991 - 1992	Designer Alton Hooten Architects, Portland, OR

**REPRESENTATIVE
PROJECTS**

Stickney Murphy Romine Architects PLLC
Navy NW, Western Washington, Improvements to Historic Navy housing
King County Courthouse Lobby & Corridor, Seattle; historic restoration
King County Courthouse Seismic Upgrade, Seattle; government offices
St. Charles Hotel Building Improvement, Seattle; historic restoration and adaptive re-use to affordable housing
Grandview Apartments Rehab, Everett WA; affordable housing
Villa Apartments Rehab & Addition, Seattle; affordable housing & retail
Sand Point Family Housing, Seattle; affordable housing

The Cheney Architects

Little Mountain Elementary School, Mount Vernon, WA; new construction

MEMBERSHIPS

American Institute of Architects (AIA)
Seattle Landmarks Board, member (Architect Position), co-chair
AIA-Historic Preservation Committee member, chair (2000-02)
National Trust For Historic Preservation
US Green Building Council

MILITARY

United States Coast Guard, 1980-1984

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KAREN KIEST | LANDSCAPE ARCHITECTS

For 18 years, Karen Kiest has been providing landscape architectural services to a wide variety of public and private clients. She has gained a wide recognition for her ability to translate the Client's interests into outdoor spaces that are sensitive to detail and material use, appropriate to place, and distinctive in visual form. Through innovative design and program solutions, excellent communication, and efficient use of resources, she consistently demonstrates the ability to make what some consider "common improvements" unique without burdening the established budget.

Ms. Kiest graduated from Harvard University in 1981 with a degree in Biology, and went on to receive a Masters degree in Landscape Architecture at the Graduate School of Design at Harvard. Since that time, Karen Kiest has worked as a landscape architect on projects throughout the United States, the Caribbean, and Asia. In the United States, she has completed planning and design work in Washington, Oregon, Arizona, California, Hawaii, New York, Massachusetts, and Maine. She is a registered landscape architect in the states of Alaska, Washington, and California.

Civic Projects and Public Review

Ms. Kiest directed all urban design, transit, park and community planning projects for Murase Associates in Seattle from 1996-2002, before opening her own office. Today, the majority of the firm's work is focused on the civic realm, including ongoing projects with the University of Washington, Centralia College, Sound Transit, King County Metro, Everett Transit, Tacoma School District, Seattle Parks, and the Seattle Public Library. As the physical and programmatic parameters of these projects reveal, their realization has profound effects on the spirit and soul of the community. These endeavors have the potential to continue to promote and instill a sense of pride and well-being that transcend the specifics of the project.

Public review and approval is critical to the success and viability of these outdoor spaces. As designers of the civic realm, we have a responsibility to meet the needs of residents and visitors alike. The responsibility lies in the philosophy that a thorough understanding of the site and its context, the needs of the immediate program, and addressing those needs in a straightforward, economical, and honest solution will enhance the daily life of those involved in the outcome of the process.

Ms. Kiest served on the Seattle Landmarks Preservation Board from 1999-2004. She currently serves as Chair of the Seattle Design Commission.

Sustainable Design

Stewardship for the land and the creation of an attractive landscape should be closely knit. Wherever there is civic investment, there is an obligation to showcase that investment in ways that make a contribution back to the larger built and natural community. Ms. Kiest is currently an instructor at Seattle Central Community College for the Sustainable Building Design Program, sponsored by Seattle City Light. Her firm is currently working on several LEED-rate projects in Washington State. She was Landscape Architect (with Murase Associates) for the Seminar II Building at The Evergreen State College, recently awarded a LEED Gold rating – the highest rating ever given a Washington State institution of higher education.

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KAREN Kiest

Principal, Karen Kiest Landscape Architects

Key Qualifications

Karen Kiest has extensive experience in the planning, design and development of public and private landscapes, including projects in the Northwest, Northern California, Hawaii, New York, Massachusetts, and Maine.

Residential, Housing, Mixed Use Projects

- Seven Sheshan Villas, Shanghai
- Jalousie Residences Master Planning, St. Lucia
- LaVigne Residence, Madrona
- Greene Residence, West Seattle
- Rapperport Residence, Palo Alto
- Kirklin Residence, Sebastopol
- Geiger Residence, Los Altos
- Lot 38, 54, and 93 Design Review, Suncadia
- Tumble Creek Cabins Master Planning
- Veer Lofts, with Vulcan
- Roosevelt at Ravenna, Knoll Development
- Woodland Avenue, Archstone Development
- Rainier Vista Phase II, Tonkin Hoyne Lokin

(with Murase)

- Epicenter, Fremont (with Security Properties)
- Uwajimaya Village (with Lorig), Seattle, WA
- Kawabe Memorial House Garden, Seattle, WA
- Briggs Urban Village, Olympia, WA
- Paseo Plaza Development and Pedestrian Mews, The Redevelopment Agency, City of San Jose, CA

Recent Activities and Awards

- Seattle Design Commission, 2004-present
- Seattle Landmarks Board, 1999-2004
- Instructor, Sustainable Building Professional Certificate Program, Seattle Central Community College, 1999 – present
- Waterfront Design Charrette, 2004
- Seattle Green Gardening Workshops, Seattle Utilities, 2000
- Sound Transit Link Internal Design Review Group, 1999 -2002
- Honor Award, San Jose State University, Northern California ASLA, 2001
- Keynote Speaker, Green Gardening Program, City of Seattle, 2001
- Speaker, History of Washington Park Arboretum, Friends of Seattle's Olmsted Parks, 2004

Education

Master of Landscape Architecture, Graduate School of Design, Harvard University, 1988
Bachelor of Arts, Biology, Harvard University, 1981

Registrations/Affiliations

Washington Licensed Landscape Architect #850, 2001
California Licensed Landscape Architect #3,685, 1991

Professional Experience

Karen Kiest Landscape Architects – 2002
Murase Associates – Manager, Seattle Office – 1996-2002
Wallace Roberts & Todd, San Francisco – Project Manager, 1989-1996
Carr, Lynch, Hack & Sandel, Cambridge, MA 1988-9
Island Institute, Rockland, ME 1988
Greenbelt Alliance, San Francisco 1986
Marin Conservation Corps, San Rafael, CA 1982-85

Civic Projects

(with Murase)

- Seminar II Building, The Evergreen State College
- South Terminal, Sea-Tac International Airport
- Amgen (Immunex) Campus, Seattle
- William Gates School of Law, University of Washington
- Tolt Treatment Facilities, Seattle Public Utilities
- Whittier, Madrona, Emerson, Coe, Dunlap & Latona E.S.

Commercial, Mixed Use

(with Murase)

- Federal Way Crossings (with OPUS) - ongoing
- Flat Iron Crossing Mall, Boulder, CO
- Civica Office Commons, Bellevue, WA
- Union Station Redevelopment (with Vulcan, Opus)

Urban Design and Streetscapes

- Sound Transit Northlink Light Rail 30% Design
- Washington Park Arboretum Historic Report
- Downtown Parks Strategy, Seattle, WA
- Burien Town Square Plan, Burien, WA
- Sound Transit Right-of-Way Restoration, Tukwila

Relevant Experience

Housing/Mixed Use

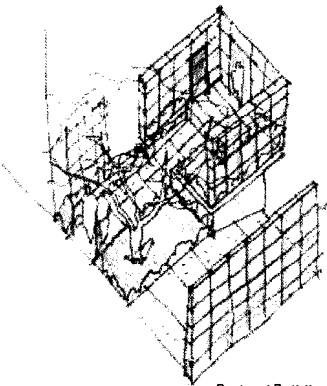
Karen Kiest is an active participant in planning and design for Puget Sound neighborhoods and downtown. Rich urban environments succeed because of a careful understanding of land use issues.



Veer Lofts



Veer Lofts Bocce Court



Packard Building Entry



Uwajimaya Village



Current Housing /Mixed Use Projects

- Veer Lofts, South Lake Union (Johnson Architecture and Planning with Vulcan)
- Seattle Cancer Care Alliance Housing (Weinstein A|U)
- Eernisse Apartments, Vashon (Weinstein A/U with Vashon Housing)
- The Chloe, Capitol Hill (Runberg Architects with Barrientos)
- The Packard, Capitol Hill (Johnson Architecture and Planning with Barrientos)
- The Westside, Capitol Hill (WRP Associates)
- Roosevelt Ravenna Live/Work Units (Place Architects with Knoll)
- 36th Avenue Live/Work Units (Place Architects with Knoll)
- 3606 Woodland Park Live/Work Units (Nicholson|Kovalchick Architects with Archstone)
- 315 Galer Street Live/Work Units (Nicholson|Kovalchick Architects with Archstone)
- 1200 Madison Building, (CollinsWoerman with Opus NW)



315 Galer Street

Highline West Seattle Mental Health Housing

2003-5

Karen Kiest worked with the Board and Staff Highline West Seattle Mental Health Center to develop a new campus landscape for the Center and for new homes for individuals with mental illness. The project, completed in phases as monies became available, provides 2 acres of new open space on the site of demolished medical facilities.

Uwajimaya Plaza, Seattle, WA (Murase Associates)

1997-2000

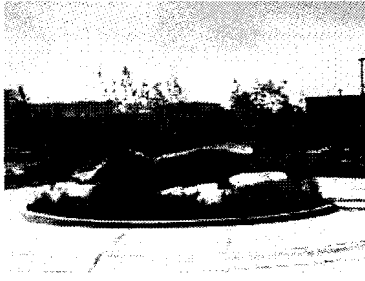
Uwajimaya Village, located on Fifth Avenue South in downtown Seattle, is a new 2.5 block mixed-use housing complex. The Village features over 70,000 square feet of retail space, 176 apartments and 360 parking spaces. The relocated and expanded Uwajimaya grocery and import store anchors the complex and is the centerpiece of this ambitious project. Karen Kiest's team worked closely with Tomio Moriguchi, Lorig Associates, and Arai Jackson Architects to detail the pedestrian spaces in the project. At the street level, the broad pedestrian plaza at the Lane Street right-of-way, which includes an entry circle, thematic lights, and special paving, is an ideal site for weekend markets. Parking at and below grade will accommodate shoppers, residents, and event parking. At the podium level, an interplay of planters and pavers provides a richly textured garden for residents. A long, low water feature forms the focal point for the courtyard. Plant selections represent an Asian palette.

Epicenter Building (Murase Associates)

2000 - 2003

Karen Kiest worked with Bumgardner Architects to redevelop the site of the Fremont Ale House into a 128-unit apartment building including 62,500 sf of retail, with PCC and Peet's Coffee as tenants. The soon-to-be finished building has recently sprouted the work of local artist Mark Stevens, with polished stainless steel pieces raising from a street-level bench to the tip of the 65-foot corner tower. The site will include a series of roof gardens, including an *extensive* green roof.

Relevant Experience



Commercial/Retail

Federal Way Crossings

2004-2006

KKLA has worked with Opus NW in the planning, design and construction oversight of all site improvements for this new 225,000sf retail center just off Interstate 5 in Federal Way. The design establishes a northwest character for the site, utilizing 200 tones of local granite, and mixed native plantings to create pedestrian green spots within a project. The project opened in June 2006; construction continues on the perimeter stores..



Epicenter

2000 - 2003

Karen Kiest worked with Bumgardner Architects to redevelop the site of the Fremont Ale House into a 128-unit apartment building including 62,500 sf of retail, with PCC and Peet's Coffee as tenants. The building is wrapped by the work of local artist Mark Stevens, with polished stainless steel pieces rising from a street-level bench to the tip of the 65-foot corner tower. The site includes a series of roof gardens, including an *extensive* green roof (with Murase Associates).

FlatIron Crossing

1998-2000

FlatIron Crossing eschews the typical mall formula to create an indoor-outdoor destination capturing the qualities of life along Colorado's Front Range. This innovative plan merges an outdoor village with an upscale fashion mall, resulting in a shopping center that literally breaks out of the box to engage the outdoors.



The landscape design includes a dramatic entryway waterfall, a large reflecting pool with natural stone seating areas, a two-acre park featuring a monument honoring the historical coal mining industry, and stone-lined drainage swale of native plain grasses, trees, and shrubs. The link to the environment is clearly observed in the use of native stone, plantings, and the angular, dramatic forms of both the water features and the architecture. Water captured from selected roofs is collected in a seasonal streambed. The channel opens out and becomes lost in a canyon of cottonwoods. (with Murase Associates).



Uwajimaya Village

Uwajimaya Village, Seattle, WA

1997-2000

Uwajimaya Village, located on Fifth Avenue South in downtown Seattle, is a new 2.5 block mixed-use housing complex. The Village features over 70,000 square feet of retail space, 176 apartments and 360 parking spaces. The relocated and expanded Uwajimaya grocery and import store anchors the complex and is the centerpiece of this ambitious project. Karen Kiest's team worked closely with Tomio Moriguchi, Lorig Associates, and Arai Jackson Architects to detail the pedestrian spaces in the project. At the street level, the broad pedestrian plaza at the Lane Street right-of-way, which includes an entry circle, thematic lights, and special paving, is an ideal site for weekend markets. Parking at and below grade will accommodate shoppers, residents, and event parking. At the podium level, an interplay of planters and pavers provides a richly textured garden for residents. A long, low water feature forms the focal point for the courtyard. Plant selections represent an Asian palette (with

Key Personnel



I.L. GROSS
STRUCTURAL ENGINEERS

IRA L. GROSS, Principal- in-Charge

Throughout his career, which spans thirty-two years in Seattle, Ira Gross has acquired extensive experience as a structural engineer. As a principal for the last seventeen years, Ira has been the Engineer-of-Record and Principal-in-Charge on literally hundreds of design teams for a wide range of architectural structures.

Ira is the President of I.L. Gross Structural Engineers, located in the historic Pioneer Square district in Seattle. He is well known throughout the region as one of the more reputable structural engineers specializing in historic restoration. Several of his projects have been recognized for their skillful restoration and rehabilitation by The Washington Trust for Historic Preservation. His work can be seen in the renovated buildings in this district as well as throughout the region. As well as the following projects, Ira Gross is the Principal in Charge on all the projects in the office.

Relevant Projects:

Frye Hotel Renovation
Vashon / Maury Island Historical Museum
Garrard Building Renovation (SU)
Administration Building Renovation (SU)
WSU Carver Gymnasium Renovation
Seward TOPS Elementary Renovation
Edens Hall Renovation (WWU)

Clallum Co. Museum @ Port Angeles
Carnegie Library
Shoreline Museum
Pacific NW Ballet Youth Studio
Sleeping Lady Retreat and Conference Center
North Fork View Ridge Interpretive Center
Childrens Museum
Higgenson Hall Renovation

ROBYN L. MAH, Project Manager

Working for the past fifteen years at *I.L. GROSS STRUCTURAL ENGINEERS*, Robyn has amassed experience with both renovation and new construction projects. During this time, most of her projects began with the completion of seismic studies and continued through the successful completion of the building renovation. With the extended scope of these projects, she has gained extensive knowledge in the design of cost effective and unique structures. Currently, Robyn is working on several historic renovation projects as well as new mixed-use development projects. Her knowledge of structural and seismic design reflects her years of experience working on projects closely with architects and designers at the top of their fields in renovation.

Relevant Projects:

Second and Stewart Building Renovation
New Wilson Hotel Renovation
Morrison Hotel Renovation
St. Charles Hotel Renovation
Kamola Hall Renovation @ CWU
Island Church (Bainbridge Island, WA)
International District Village Square M.U.D.
Rainier Housing (M.U.D.)

Woodland Park Avenue Apartments
Gallery One Building Renovation
Compass Center Renovation & Addition
Rainier Vista Development Apartments
Ft. Nisqually Interpretive Center & Store #1
Filipino Community Center Renovation
Pacific Hotel Renovation
Dorothy Day Apartments Renovation

RESUME

Marc J. Errichetti, P.E.

Marc Errichetti is a registered civil engineer with over 15 years experience in the field of Civil Engineering. He provides site development, storm drainage, utility, park and roadway design for public and private sector projects. Responsibilities include: managing project scope and budget, managing client and team coordination, and prepare project deliverables- plans, reports, technical specifications, estimates of probable costs.

He is experienced in several in several technical computer programs including AutoCAD, LDD, Stormshed, Watercad, WWHM, and King County Runoff Time Series. Marc is also experienced in the developing field of trenchless rehabilitation and installation methods for utilities, including slipforming, pipe lining and bursting, and directional drilling.

Work Experience:

Springline Design, LLC 9/2004 – Present - Principal
SvR Design Company 4/94 – 2/2002 - Associate
KPG Inc. 7/90-6/94 - Project Manager
Inca Engineers 9/89 - 6/90 – Project Engineer

Education:

BSCE, University of Colorado, 1987
Various short courses: WWHM, Autocad/LDD training, HSPFF

Registration:

Registered Civil Engineer #30714, Washington, 1993

RESUME

Peter Apostol, P.E.

Peter Apostol, P.E. is a civil engineer with over 12 years experience in the field of Civil Engineering. He provides site development, storm drainage, utility and roadway design for public and private sector projects. Responsibilities include: managing project scope and budget, managing client and team coordination, and prepare project deliverables- plans, reports, technical specifications, estimates of probable costs.

He is experienced in several in several technical computer programs including AutoCAD, LDD, Stormshed, Watercad, WWHM, and King County Runoff Time Series

Work Experience:

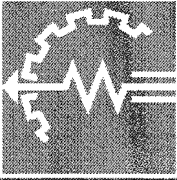
Springline Design, LLC 7/2004 – Present - Principal
SvR Design Company 9/97 – 6/2004 – Project Lead Civil Engineer
KPFF Consulting Engineers 10/93 – 9/97 - Project Engineer
City of Bellevue, Traffic Operations Department - 6/91-9/93 – Engineering Intern

Education:

BSCE, University of Washington, 1993
Various short courses: WWHM, Autocad/LDD training, HSPFF

Registration:

Registered Civil Engineer #35163, Washington, 1998



Personnel

CHARLES LI, P.E.
Principal
Electrical Engineer

Education

B.S., Electrical Engineering, 1974,
University of Washington
M.S., Electrical Engineering, 1976,
University of Washington

Professional Licenses and Certifications

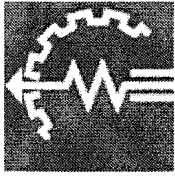
LEED Certified, 2004
Registered Electrical Engineer, 1980,
#18651, Washington
Registered Electrical Engineer, 1983,
#8145, Hawaii
Registered Electrical Engineer, 1999,
#9286, Idaho

Professional Experience

Since joining TWE in 1978, Mr. Li has become an equal partner and Principal-in-Charge of the electrical engineering division of the firm. His limitless energy has given him extensive experience with all aspects of the commercial/institutional electrical engineering construction field. With a background of over 27 years of experience in electrical engineering design and construction, Mr. Li provides supervision and leadership for the electrical engineering staff in a wide range of design services. This includes electrical primary service and distribution, interior/exterior lighting design, data/communication network systems, intercom/sound systems, fire alarm systems, and security alarm/access control systems. Mr. Li's electrical design for new and renovated buildings range from military tactical computer facilities, hospitals, college campuses, primary and secondary school facilities, office buildings, prisons, community centers, manufacturing/industrial facilities, fire/police stations, and vehicle maintenance facilities.

Select Project Experience

- Highline West Seattle Mental Health Housing
- Rainier School Housing 4C Cottages
- Greenbridge Center CV-3 Housing
- Albion Transitional Housing
- Marjorie Terrace - Marcus Whitman Homes
- Laurel Heights Housing, Schematic Electrical Plan
- Mattawa Family Housing
- Woodland Family Housing
- Mabton Family Housing
- Titusville Apartment Rehabilitation
- Tacoma Housing Sixth Avenue Renovation
- Good Shepherd Center Housing
- Vickery Housing Programming
- Maple Lane School New Housing Unit
- Renton Highlands Housing
- The Evergreen State College Housing Remodels
- Washington State Veterans Home Misc Upgrades, Retsil, WA
- Arden Nursing Home
- Rochester Apartments
- Northwest Senior Center Renovation
- Broadmoor Apartments - Fort Lewis
- Burke Gilman Gardens Housing Portion
- Capital Campus Daycare Facility
- Delridge Community Center
- Eatonville Community Center
- Family Counseling Apartment at Arlington
- Forest Glen Retirement Center
- Punaluu Assisted Living
- Frontier Retirement Center
- Seattle Housing Authority Office Remodel



BRUCE GUSTAFSON, P.E.

Associate

Mechanical Engineer

Education

B.S., Mechanical Engineering, 1975,
Gonzaga University

Post Graduate Studies, 1979,
Gonzaga University

Professional Licenses and Certifications
Certified Sustainable Building Advisor, 2002
LEED Certified, 2002

Professional Engineer, 1984, #22238,
Washington

Professional Engineer, 1989, #M026466,
California

Professional Engineer, 1985, #13141,
Oregon

Professional Engineer, 1990, #ME7922,
Alaska

Professional Engineer, 1999, #9293,
Idaho

Professional Engineer, 2002, #37028

Professional Society Memberships

American Society of Heating, Refrigeration
and Air Conditioning Engineers
(ASHRAE)

Professional Experience

Mr. Gustafson has had experience in all aspects of mechanical system design and installation during the course of his twenty-seven years of engineering practice. He has designed, estimated, supervised and managed construction as part of his experience in the Army Corps of Engineers and with J. A. Jones Construction Company. He has nineteen years of experience in responsible charge of design for mechanical projects in locations from Alaska to South Carolina. This mix of hands-on and design experience has given Mr. Gustafson a feeling for both the practical and theoretical aspects of mechanical systems. Mr. Gustafson has specialized experience in humidity control design, building controls systems and construction management.

Select Project Experience

- Washington School Housing
- Walla Walla Veterans Housing
- Highline West Seattle Mental Health Housing
- Rainier School Housing 4C Cottages
- Albion Transitional Housing
- Woodland Housing
- King County Housing Estimates
- Charlestown Apartment, New Construction
- Chalet Apartments
- Winthrop Hotel Low Income Housing, Tacoma, WA
- Othello Farmworker Housing
- Mattawa Family Housing
- Woodland Family Housing
- Columbia Winery Expansion and Remodel, Woodinville, WA
- Echo Glen School Swimming Pool HVAC System
- Green River Community College Center for Information Technology, Auburn, WA
- Pierce County Forensics Laboratory
- K & L Distributors, Inc. New Office & Warehouse Facility
- Kings Manor II Senior Housing, Tacoma, WA
- Julie Apartments/Urban Rest Stop Low Income Housing, Seattle, WA
- Greenbridge CV-3 Apartments, Seattle (White Center), WA
- North American Morpho Systems Computer Room Tenant Improvements, Tacoma, WA
- Greenbridge Community Center Renovation, Seattle (White Center), WA
- Hosmer Courthouse HVAC Replacement, Tacoma, WA
- Starbucks Coffee – Various Sites
- Soundview Medical Clinic Tenant Improvement, Tacoma, WA
- Auburn City Hall Tenant Improvements, Auburn, WA
- Veterans' Administration Ambulatory Care Facility, American Lake, WA
- Veterans' Administration Outpatient Psychiatry Remodel, American Lake, WA

Marcia Wagoner ■ Public Involvement/Facilitation

Marcia is an expert at effective integration of the public into design and environmental processes and in formulating strategies that bring divided bodies of constituents to agreement on pivotal issues. With experience in urban design, public policy and public involvement, Marcia is respected for her leadership abilities and active engagement of the public in shaping decisions. Marcia's 30 years in the industry have given her a repertoire of skills that include design and facilitation of internal development and visioning meetings, guiding innovative community involvement strategies, conducting charrettes and integrating culturally and linguistically diverse constituencies into decision making processes. Marcia's work on the Waterfront Futures Project was recently recognized by the APA/PAW with an Honor Award.

PROJECT EXPERIENCE

■ **Yesler Terrace Redevelopment (Seattle, WA)**

Seattle Housing Authority • November 2006-December 2007

Working closely with Seattle Housing Authority (SHA) on strategy, structure and tools, Marcia facilitated the Citizens Review Committee (CRC) meetings through a year long process that resulted in the "Yesler Terrace Definitions & Guiding Principles". With active participation from the community and CRC, the results reflected the shared vision for the future of Yesler Terrace and were adopted by the SHA Board in December of 2007.

■ **High Point HOPE VI Redevelopment (Seattle, WA)**

Seattle Housing Authority • 2001-2007

Marcia supported the redevelopment of a low income housing project into a highly desirable, environmentally sustainable, mixed income neighborhood. The engagement required a high level of sensitivity and flexibility in reaching out to non-English speaking and low income people. Understanding and support for the project was built through the active participation of a partnership group composed of surrounding residents, business and property owners, community organizations and broader citywide interest groups. The communications effort included involving both residents and the partnership group in helping redesign the neighborhood, issues and crisis communications management, outreach to surrounding neighborhoods, the development of a branding platform, logo design, and marketing strategies. The project has become an award-winning, innovative, sustainable new community.

■ **South Lake Union Sustainability & Livability Charrettes (Seattle, WA)**

Vulcan, Inc. • February 2000-June 2001

EDUCATION

- BA, Urban Planning
University of
Washington, 1970
- L'Ecole des Beaux
Arts (Avignon,
France), 1968

AFFILIATIONS

- American Planning
Association

Designed and implemented two community charrettes that focused on the future of South Lake Union. Provided leadership and direction for “Livability”, which focused on the character of new development, priorities for open space and connections, and ways to attract housing, arts, culture and education. Developed and implemented “Sustainability” by gathering a panel of experts and exhibits on sustainable infrastructure, integrated mobility, and economic and social development.

- **Waterfront Futures: Connecting Bellingham with the Bay (Bellingham, WA)**

Waterfront Futures Group (City and Port of Bellingham) • April 2004-August 2004

Marcia led a project team of designers, architects and finance experts in the development of a comprehensive “Vision,” “Framework Plan” and “Action Plan” for the redevelopment of Bellingham’s waterfront. With only three months to work with Bellingham’s diverse 12-member Waterfront Futures Group, Marcia developed and facilitated near-weekly work sessions, organized multiple open houses and other events, and worked with the team to secure extensive media coverage and public feedback. Marcia led WFG members to completion of a final “Vision” and waterfront plan which has received strong support from the public, Port and City.

- **Winslow Tomorrow (Bainbridge Island, WA)**

City of Bainbridge Island • December 2004-November 2005

To address the challenge of managing growth while retaining the unique character and quality of life on the island, the City created a citizen-driven planning process called “Winslow Tomorrow” to develop a sustainable vision for downtown that supports the growth strategies of the island’s comprehensive plan. Marcia worked with PRR’s project manager to plan and design a design charrette to develop alternatives for maintaining a vital downtown and meeting the city’s growth needs. Marcia worked with city staff to plan and design a community workshop in association with the charrette, as well as facilitating the workshop. The charrette and community workshop were widely viewed as a success, with the array of design concepts and site-specific proposals generating a community-wide discussion of what Winslow could look like in 20 years.

Doug Sage

EDUCATION

University of Washington, 1975
Construction Management
CM Program Instructor

Dispute Review Board Foundation,
Member since 1998

Association for the Advancement
Of Cost Engineering.

EXPERIENCE

- SR 509
WASHINGTON STATE DEPT
OF TRANSPORTATION
Pre-design cost estimates
Seattle, Washington
- BAY VISTA BUILDING
250,000sf mixed-use high-rise
Seattle, Washington
- UNIVERSITY OF WASHINGTON
TACOMA CAMPUS
Creation of the new campus
Tacoma, Washington
- GENIE INDUSTRIES
500,000sf manufacturing facility
Moses Lake, Washington
- WASHINGTON STATE CAPITOL CAMPUS
Ten acre improvements to the
East campus commons.
Olympia, Washington

Doug Sage is a managing principal in Gram Sage Graves, Inc. He has thirty years of construction experience in project management and cost estimating. Prior to receiving his degree in

Construction Management he worked as a laborer and carpenter in the Seattle region.



Doug's construction background enhances his effectiveness in working with the building team, whether they are owners, architects, engineers, public agencies or workmen.

In addition to the professional qualities necessary to accomplish the mission, his amiable character generates an atmosphere conducive to team spirit. Doug also combine his experiences with a creativeness so essential to guiding or moving through the often perceived chaotic nature of constructing.

- ADMINISTRATION BUILDING
60,000sf office and laboratory building
For the Muckleshoot Indian Tribe.
Auburn, Washington
- PROVIDENCE HOSPITALS
Various hospital, clinic, and
Assisted living improvements
- THE METROPOLE
Six story mixed-use building
Seattle, Washington
- MARY GATES HALL
UNIVERSITY OF WASHINGTON
Renovation of an existing
200,000sf building
Seattle, Washington
- SKAGWAY STREETCAR CO. BLDG
10,000sf mixed use office,
auditorium, restaurant.
Skagway, Alaska

Scope of Work Plan, Budget, Hourly Rates

**CITY OF SEATTLE
FORT LAWTON ARMY RESERVE CENTER REUSE PLAN**

SCHEDULE OF SIGNIFICANT TASKS

Tonkin Hoyne, Architecture and Urban Design

Scope of Services for Fort Lawton Army Reserve Center Planning Services

March 6, 2008

Work Plan		Design Team Estimate											
		Arch. Princ.	Arch Proj Mgr	Architect	Arch. Draft	Struct Engineer	Civil Engineer	Landscape Arch	Traffic Consult.	Public Process Consult.	Wildlife-Environ consult	Cost Estimator	
TASK 1	COMMUNITY INVOLVEMENT PROCESS												
TASK 1	Community Involvement <ul style="list-style-type: none">* Develop and implement a community outreach process* Community Notifications* Consult with City Client Group	24	40	0	0	0	0	0	0	80	0	0	19,920
	Community Involvement <ul style="list-style-type: none">* Public Workshops, Neighborhood Meetings* Final Report on Community Outreach process	40	80	40	0	0	0	0	0	100	0	0	34,600
	Subtotal Task 1												54,520
TASK 2	EVALUATION OF EXISTING CONDITIONS, CONSTRAINTS AND OPPORTUNITIES												
TASK 2a	Evaluate Existing Structures <ul style="list-style-type: none">* Survey Buildings and review floor plans* Cost Estimates for renovation* Reuse proposal	40	60	40	40	60	0	0	0	0	0	40	34,800
TASK 2b	Evaluate Existing Infrastructure <ul style="list-style-type: none">* Survey site and report on in-place infrastructure* Report on In-frastructure needed for buildings retained by owner* Report of In-frastructure needs for each site alternative	20	20	8	0	0	60	0	0	0	0	0	14,800
TASK 2c	Evaluate Site Characteristics <ul style="list-style-type: none">* Analysis of city zoning and building codes applicable to site* Locate environmental critical areas and their impact on site planning* Locate historic structures and their impact on site planning* Assess wildlife impacts on construction schedule* Assess Traffic impacts on site changes* Assess geotechnical issues* Assess stormwater drainage issues and solutions* Transit service study	24	40	40	60	16	100	24	40	0	80	0	52,120
TASK 2d	Background Housing Information <ul style="list-style-type: none">* Assemble information for each housing type (homeless, self-help, affordable, market-rate, etc)* Report and cost estimate for each building proposed for reuse.* Report, estimates and power point on infrastructure for retained buildings and site concept alternatives* Report, drawings and power point on site conditions affecting redevelopment* Summary materials.	60	80	60	120	40	40	24	12	8	0	40	57,720
	Subtotal Task 2												159,440

	Work Plan	Design Team Estimate										
		Arch. Princ.	Arch Proj Mgr	Architect	Arch. Draft	Struct Engineer	Civil Engineer	Landscape Arch	Traffic Consult.	Public Process Consult.	Wildlife-Environ consult	Cost Estimator
TASK 3 PREPARATION OF SITE CONCEPT ALTERNATIVES												
TASK 3a Goals and Vision Setting												
* Develop and continually update list of goals for Reuse Plan		16	40	80	120	0	0	16	0	20	0	0
* Complete a "Visioning" exercise on Reuse Plan												30,360
TASK 3b Program Alternative Studies												
* Prepare process for reviewing Program Alternatives		40	80	60	120	0	16	16	8	20	8	0
* Program Alternative Study for each program alternative												42,040
TASK 3c Preparation of Site Concept Alternatives												
* Prepare up to three site concept alternatives incorporating housing or for homeless, affordable housing, self-help, market rate and open space		40	120	120	200	0	8	8	20	60	16	80
* Cost Estimates for each site concept alternative												74,960
* Determine residual fair market land value for each site concept alternative												
* Prepare Goals and vision summary report												
* Prepare implementation time schedule for each alternative plan												
* Presentation drawings and Power Point materials												
* Attend Community and owner meetings												
Subtotal Task 3												147,360
TASK 4 DEVELOPMENT OF FINAL PROPOSED REUSE PLAN												
* Develop reuse plan		40	60	60	120	0	8	8	8	20	4	8
* Present Reuse Plan to community and elected officials												37,800
* Final adjustments to Reuse Plan												
Subtotal Task 4												37,800
Total Hours		344	620	508	780	116	232	96	88	308	108	168
Average Rate per hour		180	130	100	80	130	130	130	130	130	130	120
SUBTOTAL FEE		61,920	80,600	50,800	62,400	15,080	30,160	12,480	11,440	40,040	14,040	20,160
10% Mark-up on Consultant Fee						1,508	3,016	1,248	1,144	4,004	1,404	2,016
TOTAL FEE		61,920	80,600	50,800	62,400	16,588	33,176	13,728	12,584	44,044	15,444	22,176
TOTAL A&E FEE												413,460

TOTAL A&E FEE

413,460

SCHEDULE OF HOURLY RATES

Architect:

Principal Architect:	\$180/hour
Project Architect:	\$130/hour
Architect:	\$100/hour
Architectural Drafter:	\$ 80/hour

Project Engineers: \$130/hour

Reimbursable Expenses will be at cost +10%.

